

04 APR 30 PM3:20

NJC- 64689 Stt

Vol M04 Page 26589

State of Oregon, County of Klamath
Recorded 04/30/2004 3:20 p.m.
Vol M04 Pg 26589-26590
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R122968

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated May 22, 1989, in the Face Value of \$31,000 and recorded on May 30, 1989, in Vol M89, Page 9318, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Jeanne A. Dean, Grantee, all of the Grantor's right, title and interest to the following-described real property at 423 E Front St., Merrill, Oregon 97633 in Klamath County, State of Oregon, to wit:

The East 55 feet of the following described property in Klamath County, Oregon. Beginning at a point 1437.36 feet West of the quarter section corner on the North line of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence West 340 feet; thence South to Lost River; thence Southeasterly following the meander line of the Lost River to a point directly South of the point of beginning; thence North to a point of beginning, being a part of Lot 2 of Section 12 in Township 41 South, Range 10 East of the Willamette Meridian. EXCEPTING THEREFROM that portion lying within the limits of the Dalles-California Highway.

AFTER RECORDING RETURN TO:

AMERITITLE
300 KLAMATH AVE
KLAMATH FALLS OR 97601

Until a change is requested, all tax statements shall be sent to the following address:

JEANNE A DEAN
274 BLACK AMBER WAY
BRENTWOOD CA 94513-6459

26590

AND FURTHER SUBJECT TO:

1. Any taxes for 2004-2005 when due or payable.
2. Any Right of Redemption as provided by law.
3. Regulations, including levies, liens and utility assessments of the City of Merrill.
4. City liens, if any, of the City of Merrill.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
6. Right, title or interest of the public, including the governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Lost River and public rights of fishing and recreation in and to the shoreline of said river.
7. All matters arising from any shifting in the course of Lost River, including but not limited to accretion, reliction and avulsion.
8. There appears to be a possible discrepancy, conflict in boundary lines, shortage in area or encroachment as disclosed by prior policy #0-5-68-559 and County Survey #4 covering adjacent property on the East.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the State of Oregon, acting by and through the Director of Veterans' Affairs (Grantor), has caused these presents to be executed April 27, 2004, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: _____

Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON)

) ss.

County of Marion)

On April 27, 2004,

this instrument was acknowledged before me by the above-named Joyce D. Hlopek, Accounts Services Manager, who personally appeared, and, being first duly sworn, did say that she is authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: _____

Notary Public for Oregon

