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State of Oregon, County of Klamath  
Recorded 06/30/2004 10:48a m  
Vol M04 Pg 42561-62  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2



*Aspen 6182*

(Reserved for Recording Purposes)

## BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R340553

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 3, 1988, in the Face Value of \$39,500 and recorded on October 11, 1988, in Vol M88, Page 17074, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Rick W. Thomas and Barbara A. Thomas, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 34563 Umatilla St., Sprague River, Oregon 97639 in Klamath County, State of Oregon, to wit:

Lot 20 in Block 66, Fifth Addition to Nimrod River Park, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon.

This document is being recorded as an accommodation only. No information contained herein has been verified.  
**Aspen Title & Escrow, Inc.**

AFTER RECORDING RETURN TO:

STERLING SAVINGS BANK  
2943 S SIXTH ST  
KLAMATH FALLS OR 97603

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

RICK W THOMAS  
PO BOX 104  
SPRAGUE RIVER OR 97639-0104

42562

## AND FURTHER SUBJECT TO:

1. Any taxes for 2004-2005 when due or payable.
2. Any Right of Redemption as provided by law.
3. Rules, regulations and assessments of Special Road District Nimrod Park.
4. Reservations and restrictions in the dedication of Fifth Addition to Nimrod River Park, as follows: "...hereby dedicate, donate and convey to the public, for public use forever, all streets as shown on the annexed plat, said plat being subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject also to a twenty (20) foot building set-back line along the front of all lots and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
5. Declaration of Restrictions, including the terms and provisions thereof, dated July 18, 1968, recorded July 22, 1968, in Volume M68, Page 6636, Deed Records of Klamath County, Oregon.

"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 June 16, 2004, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: 

Curt R. Schnepf, Administrator, VLD


STATE OF OREGON )

) ss.

County of Marion )

On June 16, 2004,

this instrument was acknowledged before me by the above-named Curt R. Schnepf, Administrator, VLD, who personally appeared, and, being first duly sworn, did say that he 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

