

04 JUL 9 AM 11:05

MTZ-64037TA

Vol M04 Page 44954

State of Oregon, County of Klamath
Recorded 07/09/2004 11:05a m
Vol M04 Pg 44954.55
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R460147 AND M712394

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 3, 1985, in the Face Value of \$27,500 and recorded on December 3, 1985, in Vol. M85 Page 19731, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Ray C. Armstrong Sr. and Norma Armstrong, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 31134 Silver Squirrel Lane, Bonanza, Oregon 97623 in Klamath County, State of Oregon, to wit:

Lot 1 in Block 27, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the following-described mobile home which is firmly affixed to the property:

1980 FUQUA/TIMERIDGE, 24 x 48, Serial Number 6341

AFTER RECORDING RETURN TO:

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

~~AMERICAN~~ Ray C. Armstrong, SR RAY C ARMSTRONG SR
~~300 Klamath Ave~~ 31134 Silver Squirrel Ln 1612 AVON WAY
~~Klamath Falls, OR 97601~~ Bonanza, Or FOREST GROVE OR 971161312
64037-TA 97623

2113-W (9/02)
D/jw50626410419

(Page 1 of 2)

44955

AND FURTHER SUBJECT TO:

1. Any taxes for 2004-2005 when due or payable.
2. Any Right of Redemption as provided by law.
3. Reservations and restrictions contained in the dedication of Klamath Falls Forest Estates Highway 66 Unit Plat No. 3, as follows: "...said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building set-back on all lots adjacent Highway 66 and to all easements and reservations of record."

"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 29, 2004, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: Curt R. Schnepf
Curt R. Schnepf, Administrator, VLD

STATE OF OREGON)
) ss.
County of Marion)

On April 29, 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:

Judy Willem
Notary Public for Oregon

