

05 FEB 28 PM 12:03

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State of Oregon, County of Klamath
Recorded 02/28/2005 12:03 Pm
Vol M05 Pg 13033-34
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R201472

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated August 31, 1988, in the Face Value of \$32,000 and recorded on September 1, 1988, in Volume: M88 Page 14244, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto John Phillips and Linda Phillips, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 207 Yahooskin, Chiloquin, Oregon 97624 in Klamath County, State of Oregon, to wit:

Lot 8, Block 5, FIRST ADDITION TO THE CITY OF CHILOQUIN, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

JOHN S PHILLIPS
PO BOX 959
CHILOQUIN OR 97624-0959

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

JOHN S PHILLIPS
PO BOX 959
CHILOQUIN OR 97624-0959

AND FURTHER SUBJECT TO:

1. Any taxes for 2005-2006 when due or payable.
2. Any Right of Redemption as provided by law.
3. City liens, if any, of the City of Chiloquin.
4. conditions, restrictions as shown on the recorded plat of First Addition to the City of Chiloquin.

"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 February 17, 2005, 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 February 17, 2005,

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

