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State of Oregon, County of Klamath

Recorded 07/11/05 3:13 p m

Vol M05 Pg 52611-12

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2



ATC 1574

(Reserved for Recording Purposes)

### BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R436344

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated November 9, 1988, in the Face Value of \$20,000 and recorded on November 18, 1988, in Book M88, Page 19550, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Susan Krouse, Grantee, all of the Grantor's right, title and interest to the following-described real property at 329 Mclean, Klamath Falls, Oregon 97601-1339 in Klamath County, State of Oregon, to wit:

Lots 8 and 9, Block 2, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

ASPEN TITLE & ESCROW INC  
525 MAIN ST  
KLAMATH FALLS OR 97601-1669

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

SUSAN KROUSE  
118 CRESCENT CT  
SCOTTS VALLEY CA 95066-2815

134 (9/02)  
ds5212238deed

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## AND FURTHER SUBJECT TO:

1. Any taxes for 2005-2006 when due or payable.
2. Any Right of Redemption as provided by law.
3. Conditions, restrictions as shown on the recorded plat of Klamath Lake Addition.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

"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 28, 2005, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: \_\_\_\_\_

Val Conley, Administrator, VSD

STATE OF OREGON     )  
                                  ) ss.  
County of Marion     )

On June 28, 2005,

this instrument was acknowledged before me by the above-named Val Conley, Administrator, VSD, 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

