

M05-68121

Klamath County, Oregon

11/02/2005 11:50:50 AM

Pages 2 Fee: \$26.00



1st 501129

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	R546902

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 11, 1984, in the Face Value of \$53,900 and recorded on January 18, 1984, in Book M84, Page 978, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto James Edward Hardin and Carol Ann Hardin, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 3926 Mazama Drive, Klamath Falls, Oregon 97603-7927 in Klamath County, State of Oregon, to wit:

Lot 4, Block 4, MAZAMA GARDENS, Klamath County, Oregon

AFTER RECORDING RETURN TO:

ALLIANCE TITLE REVERSE MORTGAGE
3005 DOUGLAS BLVD STE 200
ROSEVILLE CA 95661-3854

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

JAMES E HARDIN
3926 MAZAMA DR
KLAMATH FALLS OR 97603-7927

AND FURTHER SUBJECT TO:

1. Any taxes for 2005-2006 when due or payable.
2. Any Right of Redemption as provided by law.

"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 24, 2005, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: Val Conley
Val Conley, Administrator, VSD

STATE OF OREGON)
) ss.
County of Marion)

On June 24, 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: Diana L. Simpson
Notary Public for Oregon

