

**M06-01691**

Klamath County, Oregon

01/27/2006 02:27:34 PM

Pages 2 Fee: \$26.00



*(Reserved for Recording Purposes)*

**BARGAIN AND SALE DEED**

ODVA Account Number

Tax Account Number

R373722

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated October 3, 1986, in the Face Value of \$31,000 and recorded on October 3, 1986, in Volume M86, Page 18045, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Richard A. King and Mary K. King, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 349 Alameda, Klamath Falls, Oregon 97601-2305 in Klamath County, State of Oregon, to wit:

Beginning at a point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of Alameda, this point also being the extreme West corner of Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 48°18' East along the Southeasterly line of Erie Street, 100.4 feet; thence South 41°42' East parallel with the Alameda 40.0 feet; thence South 48°18' West parallel to Erie Street 100.4 feet; thence North 41°42' West along the Northeasterly line of the Alameda 40 feet to the point of beginning, parcel being a portion of Lot 7 Block 42 Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

RICHARD A KING  
PO BOX 374  
KLAMATH FALLS OR 97601-0017

RICHARD A KING  
PO BOX 374  
KLAMATH FALLS OR 97601-0017

ODVA Account Number
---------------------

AND FURTHER SUBJECT TO:

1. Any taxes for 2006-2007 when due or payable.
2. Any Right of Redemption as provided by law.

“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).”

IN WITNESS WHEREOF, the State of Oregon, acting by and through the Director of Veterans' Affairs (Grantor), has caused these presents to be executed January 9, 2006, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: *Dona Lanterman*  
Dona Lanterman, Program Services Manager

STATE OF OREGON     )  
                                  ) ss.  
County of Marion     )

On January 9, 2006,

this instrument was acknowledged before me by the above-named Dona Lanterman, Program Services Manager, 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: *Diana L. Simpson*  
Notary Public for Oregon

