

mtc-74101

M06-07218

Klamath County, Oregon

04/13/2006 02:48:50 PM

Pages 3 Fee: \$31.00



(Reserve for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
	M40173 AND R584978

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated November 20, 1985, in the Face Value of \$30,000 and recorded on November 21, 1985, in Book M85, Page 18893, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Elizabeth Anne Patterson, Grantee, all of the Grantor's right, title and interest to the following-described real property at 8181 Tingley Lane, Klamath Falls, Oregon 97603-9322 in Klamath County, State of Oregon, to wit:

SEE ATTACHED EXHIBIT "A"

AFTER RECORDING RETURN TO:

E A PATTERSON
8181 TINGLEY LN
KLAMATH FALLS OR 97603-9322

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

E A PATTERSON
8181 TINGLEY LN
KLAMATH FALLS OR 97603-9322

AND FURTHER SUBJECT TO:

1. Any taxes for 2005-2006 when due or payable.
2. The covenants, conditions, restrictions, rights of way, easements and reservations now 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 October 25, 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 October 25, 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

EXHIBIT "A"

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 859.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 422 feet; thence South 00° 01' 40" West 461 feet, more or less, to the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence Westerly along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28, 422 feet, more or less, to the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00° 01' 40" East 461.70 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 859.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 422 feet; thence South 00° 01' 40" West 266 feet, more or less; thence Westerly to the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28, 422 feet more or less; thence North 00° 01' 40" East 266 feet to the point of beginning.

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

1973 HILLCREST 20' x 40' mobile home, serial no. 0291832G, license no. X90205