

**M06-13963**

Klamath County, Oregon

07/11/2006 11:20:39 AM

Pages 2 Fee: \$26.00



ASPEN: 63165 SH

(Reserved for Recording Purposes)

**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
0005088307	R579476

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated April 3, 1987, in the Face Value of \$22,223 and recorded on April 3, 1987, in Volume M87, Page 5571, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Michael J. Norris, Grantee, all of the Grantor's right, title and interest to the following-described real property at 5609 Altamont Drive, Klamath Falls, Oregon 97603-8223 in Klamath County, State of Oregon, to wit:

The N1/2 of Lot 43, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the West 10 feet conveyed to Klamath County, for road purposes.

AFTER RECORDING RETURN TO:

ASPEN TITLE & ESCROW  
525 MAIN ST  
KLAMATH FALLS OR 97601-6031

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

MICHAEL J NORRIS  
59644 CHEYENNE RD  
BEND OR 97702-8914

## AND FURTHER SUBJECT TO:

1. Any taxes for 2006-2007 when due or payable.
2. Any Right of Redemption as provided by law.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Reservations, as contained in Deed recorded in Volume 169, page 156, Records of Klamath County, Oregon, as follows:  
"reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land hereinbefore described."
5. Department of the Air Force Warranty Clearance Easement, subject to the terms and provisions thereof, recorded in Volume 294, page 54, Records of Klamath County, Oregon.

"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 June 19, 2006, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

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

STATE OF OREGON     )  
                                  ) ss.  
County of Marion     )

On June 19, 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

