



00011264200600249700030032

12/19/2006 09:25:31 AM

Fee: \$31.00



(Reserved for Recording Purposes)

**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
0005011747	M64110, R779385

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated March 3, 1983, in the Face Value of \$40,000 and recorded on March 9, 1983, in Volume M83 Page 3588, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Patrick B. Gray, Grantee, all of the Grantor's right, title and interest to the following-described real property at 21440 Highway 140 East, Dairy Oregon 976258706 in Klamath County, State of Oregon, to wit:

SEE ATTACHED EXHIBIT A

AFTER RECORDING RETURN TO:

PATRICK B GRAY  
21440 HIGHWAY 140 E  
DAIRY OR 976258706

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

PATRICK B GRAY  
21440 HIGHWAY 140 E  
DAIRY OR 976258706

2113-W (11/06)  
b/5011747gb

(Page 1 of 2)

## EXHIBIT "A"

All that portion of real property situated in Section 33, Township 38 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the one-sixteenth section line from which the Southwest corner of the SE¼ of the SE¼ said Section 33, bears South 00° 13' 15" West, 1,322.60 feet; thence North 00° 13' 15" East, 1,236.98 feet to the true point of beginning; thence North 00° 13' 15" East, 210.00 feet; thence East 207.50 feet; thence South 00° 13' 15" West, 210.00 feet; thence West 207.50 feet to the true point of beginning.

TOGETHER WITH the following property for ingress and egress: Commencing at the SW Corner of the SE¼ of the SE¼, Section 33, Township 38 South, Range 11½ East of the Willamette Meridian, thence N00° 13' 15" E, 2,959.58 feet along the west line of the E½ of the SE¼ to a point on the south Right of Way line of the Klamath Falls-Lakeview Highway. Thence, easterly along said Right of Way line 279.00 feet along the arc of a non-tangent curve to the left, through a central angle of 10° 47' 00", a radius of 1,482.40 feet, subtended by a chord bearing S81° 39' 36" E, 278.58 feet to the True Point of Beginning.

Thence, South 55.00 feet. Thence, West 81.54 feet. Thence, S31° 12' 00" W, 110.58 feet, to a point on the north line of that certain parcel of land described in Exhibit A, at a point from which the NW Corner thereof bears, West 137.51 feet.

Together with the following described mobile home which is firmly affixed to the property: 1979, 28x24, BARRINGTON, Serial No. WAFL2901312657AB.

## AND FURTHER SUBJECT TO:

1. Any taxes for 2007-2008 when due or payable.
2. Any Right of Redemption as provided by law.
3. Any covenants, conditions, restrictions, rights of way, easements and reservations now of record.

"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 December 8, 2006, 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 December 8, 2006,

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: Keith B. Juran  
Notary Public for Oregon

