

2008-002284

Klamath County, Oregon



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02/22/2008 03:22:35 PM

Fee: \$26.00



(Reserved for Recording Purposes)

**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
0005205679	R554313

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated April 27, 1988, in the Face Value of \$37,500 and recorded on May 4, 1988, in Volume M88, Page 7077, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Susan Krouse, Grantee, all of the Grantor's right, title and interest to the following-described real property at 4306 Fargo Street, Klamath Falls, Oregon 97601-7915 in Klamath County, State of Oregon, to wit:

Lot 8, TONATEE HOMES, 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:

SUSAN KROUSE  
118 CRESCENT CT.  
SCOTTS VALLEY, OR. 95066

SUSAN KROUSE MT8162SMS  
118 CRESCENT CT  
SCOTTS VALLEY OR 95066-2815

2113-W (11/06)  
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AND FURTHER SUBJECT TO:

1. Any taxes for 2008-2009 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 February 7, 2008, 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 February 7, 2008,

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

