

2008-009753

Klamath County, Oregon



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07/07/2008 01:00:30 PM

Fee: \$26.00



(Reserved for Recording Purposes)

**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
	R429003

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated November 30, 1983, in the Face Value of \$35,000 and recorded on December 13, 1983, in Vol M83, Page 21267, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Penny J. Koerschgen, Grantee, all of the Grantor's right, title and interest to the following-described real property at 5715 Wocus Rd., Klamath Falls, Oregon 97601-9317 in Klamath County, State of Oregon, to wit:

A portion of the SE 1/4 of the NW 1/4 of Section 7, Township 38 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 which is the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North along the quarter line a distance of 154.2 feet to a point; thence North 89°49' West a distance of 412.95 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence South 6°02' West following the said Easterly right of way line of the Dalles-California Highway, 155.0 feet to a point on the East-West quarter line; thence South 89°49' East along the East-West quarter line a distance of 429.2 feet to the center of Section 7, which is the point of beginning.

AFTER RECORDING RETURN TO:

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

PENNY J KOERSCHGEN  
5715 WOCUS RD  
KLAMATH FALLS OR 97601-9317

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5715 WOCUS RD  
KLAMATH FALLS OR 97601-9317

## AND FURTHER SUBJECT TO:

1. Any taxes for 2004-2005 when due or payable.
2. Any Right of Redemption as provided by law.

"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 February 25, 2004, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By:


  
 Joyce D. Hlopek, Accounts Services Manager

STATE OF OREGON     )  
                                   ) ss.  
 County of Marion     )

On February 25, 2004,

this instrument was acknowledged before me by the above-named Joyce D. Hlopek, Accounts Services Manager, 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:

  
 Notary Public for Oregon
