

2008-012239

Klamath County, Oregon



00052425200800122390020027

09/02/2008 01:17:02 PM

Fee: \$26.00



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
0005019971	R173305

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated September 23, 1983, in the Face Value of \$44,000 and recorded on September 30, 1983, in Volume M83, Page 16861, 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 Rogers, Grantee, all of the Grantor's right, title and interest to the following-described real property at 1887 Van Ness Avenue, Klamath Falls, Oregon 97601-1842 in Klamath County, State of Oregon, to wit:

Lot 1, Block 12, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

MICHAEL ROGERS
1887 VAN NESS AVE
KLAMATH FALLS OR 97601-1842

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

MICHAEL ROGERS
1887 VAN NESS AVE
KLAMATH FALLS OR 97601-1842

AND FURTHER SUBJECT TO:

1. Any taxes for 2008-2009 when due or payable.
2. Any Right of Redemption as provided by law.

"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 August 15, 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 August 15, 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

