

2008-016638

Klamath County, Oregon



00057712200800166380020027

12/18/2008 03:20:06 PM

Fee: \$26.00



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
0005066493	R600460 & M52739 & M67260

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 6, 1986, in the Face Value of \$48,200 and recorded on February 6, 1986, in Volume M86, Page 2358, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Greg L. Rojo and Daniel A. Rojo, Grantee, all of the Grantor's right, title and interest to the following-described real property at 11891 Crystal Springs Road, Klamath Falls, Oregon 97601-9763 in Klamath County, State of Oregon, to wit:

A tract of land situated in the SE1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the North boundary of the County Road, said point being North a distance of 30.0 feet and East a distance of 1271.5 feet from the South quarter corner of said Section 21, thence North at right angles to the County Road a distance of 499.4 feet to an iron pin; thence North 84°24' East a distance of 366.0 feet to an iron pin; thence South 1°26' West a distance of 535.0 feet to an iron pin on the North boundary of the County Road; thence West along the North boundary of the County Road a distance of 350.9 feet more or less, to the point of beginning.

Together with the following-described mobile homes which are firmly affixed to the property:

1964 Leisure Manor, 20 x 62, Serial Number 5564

1971 Fleetwood, 24 x 66, Serial Number S12596

AFTER RECORDING RETURN TO:

GREG ROJO
11891 CRYSTAL SPRINGS RD
KLAMATH FALLS OR 97603-9763

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

GREG ROJO
11891 CRYSTAL SPRINGS RD
KLAMATH FALLS OR 97603-9763

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 November 6, 2008, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: _____

Val Conley, Administrator, VSD

STATE OF OREGON)

) ss.

County of Marion)

On November 6, 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: _____

Notary Public for Oregon

