

2009-012334

Klamath County, Oregon



00072728200900123340030034

09/16/2009 03:38:33 PM

Fee: \$31.00



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
C22685	R-613839

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 19, 1992, in the Face Value of \$15,000.00 and recorded on February 20, 1992, in Volume M92 PG 3424, 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 James Sullivan, Grantee, all of the Grantor's right, title and interest to the following-described real property at 7826 Highway 39 Klamath Falls Oregon 97603 in Klamath County, State of Oregon, to wit:

SEE LEGAL DESCRIPTION ON NEXT PAGE

AFTER RECORDING RETURN TO:

NEAL G BUCHANAN ATTORNEY
435 OAK AVE
KLAMATH FALLS OR 97601

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

NEAL G BUCHANAN ATTORNEY
435 OAK AVE
KLAMATH FALLS OR 97601

PARCEL FIVE:

"Lot 7, Block 212, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon"

AND FURTHER SUBJECT TO:

1. 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 September 9, 2009, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: _____

Steve Schlag, Program Services Manager

) ss.

County of Marion)

On September 9, 2009,

this instrument was acknowledged before me by the above-named Steve Schlag, Program Services Manager, Administrator, VSD, who personally appeared, and, being first duly sworn, did say that he is authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: _____

Laurie Beach
Notary Public for Oregon

