

2011-004490

Klamath County, Oregon



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04/07/2011 01:05:55 PM

Fee: \$42.00



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
0005043831	R609791

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated March 8, 1985, in the Face Value of \$100,000 and recorded on March 14, 1985, in Volume M85 Page 3822, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Gary J. Terpening and Linda M. Terpening, Grantee, all of the Grantor's right, title and interest to the following-described real property at 7837 Bunn Rd, Bonanza OR 97623-9757 in Klamath County, State of Oregon, to wit:

All that real property situated in Section 28 Township 39 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 28, Township 39 South Range 12 East of the Willamette Meridian, Klamath County, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States of America by instruments recorded in Deed Book 69 at page 267 and in Deed Book 69 at page 271, records of Klamath County, Oregon.

AFTER RECORDING RETURN TO:

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

GARY J TERPENING
7837 BUNN RD
BONANZA OR 976239757

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7837 BUNN RD
BONANZA OR 976239757

Excepting and reserving to itself, its successors, and assigns all minerals, as defined in ORS 273.775 (*including, but not limited to, soil, clay, stone, sand, and gravel*), and all geothermal resources, as defined in ORS 522.005 together with the right to make such use of the surface as may be reasonably necessary for exploring for, mining, extracting, storing, drilling for, and removing such minerals, materials, and geothermal resources. In the event the premises by a surface rights' owner would be damaged by one or more of the activities described above, then such owner may be entitled to compensation from the Grantor's lessee to the extent of the diminution in value of the real property, based on the actual use by the surface rights' owner at the time the Grantor's lessee conducts any of the above activities.

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 March 30, 2011, 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 March 30, 2011,

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:

Keith B. Juran
Notary Public for Oregon

