

WTC 914146-DS

2012-008222

Klamath County, Oregon



00121815201200082220050054

07/26/2012 03:20:53 PM

Fee: \$57.00



700 Summer Street NE
Salem Oregon 97301-1285

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED
(CASH SALE)

ODVA Account Number	Tax Account Number
3046117	889971

IN CONSIDERATION of a Purchase Agreement dated June 20, 2012, in the Face Value of \$199,900, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, 700 Summer Street NE, Salem, OR 97301-1285, does hereby grant, bargain, sell, and convey unto Todd M. Pasche, sole owner, Grantee(s), all of the Grantor's right, title and interest to the following-described real property at 4942 Grosbeak Drive, Klamath Falls, Oregon 97601 in Klamath County, State of Oregon, to wit:

Lot 1087, Tract No. 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Map Number: 3808-016AO-07100-000

AFTER RECORDING RETURN TO:

TODD M PASCHE
4942 GROSBECK DR
KLAMATH FALLS OR 97601

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

TODD M PASCHE
4942 GROSBEAK DR
KLAMATH FALLS OR 97601

AND FURTHER SUBJECT TO:

1. Any taxes for 2012-2013 when due or payable.
2. Any Right of Redemption as provided by law.
3. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
4. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
5. Easements or claims or easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.
7. ny lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Unpatented mining claims whether or not shown by the public records.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
10. The premises herein described are within and subject to the statutory powers, including the power of assessment, of RunningY Utility Company.
11. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Wocus Drainage District.
12. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 23, 1917
Recorded: August 30, 1917
Volume: 47, page 264, Deed Records of Klamath County, Oregon
For: A 60-foot right of way
13. Easement and release of damages, subject to the terms and provisions thereof, given by Geary Investment Company, an Oregon corporation, et al., to The California Oregon Power Company, a California corporation, dated December 11, 1923, recorded October 4, 1924, in Volume 64, page 489, Deed Records of Klamath County, Oregon, relative to raising and/or lowering the waters of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level.
14. Rights of way for transmission line, subject to the terms and provisions thereof, given by George E. Stevenson and Myler C. Stevenson, husband and wife, to The California Oregon Power Company, a California corporation, dated October 1, 1925, recorded February 18, 1926, in Volume 69 page 299, Deed Records of Klamath County, Oregon.
15. Easements and releases of claims for damages, subject to the terms and provisions thereof, relative to raising and/or lowering the waters of Upper Klamath Lake between the levels of 4137 and 4143.3 feet above sea level, given to The California Oregon Power Company, a California corporation, by instruments recorded May 1, 1923 in Volume 61, page 116 and April 5, 1932, in Volume 97 page 211, 213, 215, 217, 219, 221, 223, 225, and 227, Deed Records of Klamath County, Oregon.
16. Right of way for transmission line, subject to the terms and provisions thereof, given by George E. Stevenson and Myler C. Stevenson, his wife, to The California Oregon Power Company, a California corporation, dated November 10, 1938 and recorded December 26, 1939 in Volume 126 page 192, Deed Records of Klamath County, Oregon.

AND FURTHER SUBJECT TO: Continued----

17. Joint obligations with other lands in and to the premises set out as Parcel 2 of Tract B, subject to the terms and provisions thereof, as disclosed in deed from George E. Stevenston and Myler Stevenson, husband and wife, to The California Oregon Power Company, a California corporation, dated April 1, 1940, recorded April 1, 1940, in Volume 128 page 207, Deed Records of Klamath County, Oregon.
18. Easement and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake between the levels of 4137 and 4143.3 feet above sea level, subject to the terms and provisions thereof, given by Donald Blackwell Hunt, also known as Donald B. Hunt, and Esther Cecilia Hunt, his wife, to California Oregon Power Company, a California corporation, and The California Oregon Power Company, a California corporation, dated February 26, 1943, recorded August 31, 1943, in Volume 158 page 183, Deed Records of Klamath County, Oregon, as modified by agreement between The California Oregon Power Company, a California corporation, and Doanld Blackwell Hunt, also known as Donald B. Hunt, and Esther Cecilia Hunt, his wife, dated June 30, 1948, recorded August 6, 1948, in Volume 223 page 400, Deed Records of Klamath County, Oregon.
19. Easement for irrigation and/or drainage purposes, subject to the terms and provisions thereof, given by Edward A. Geary, et al, to Wocus Drainage District, a municipal corporation, dated September 1, 1954, recorded September 7, 1954, in Volume 269 page 163, Deed Records of Klamath County, Oregon.
20. An easement created by instrument, subject to the terms and provisions thereof,
 - Dated: May 15, 1955
 - Recorded: May 28, 1956
 - Volume: 283, page 411, Deed Records of Klamath County, Oregon
 - In favor of: The Californian Oregon Power Co.
 - For: Transmission and distribution of electricity
21. An easement created by instrument, subject to the terms and provisions thereof,
 - Recorded: September 30, 1960
 - Volume: 324, page 373, 379 and 382, Deed Records of Klamath County, Oregon
 - For: A 40-foot roadway right of way
22. Reservations and restrictions in deed, subject to the terms and provisions thereof, from Edward A. Geary, et al., to Ruth H. Teasdel, dated June 30, 1966, recorded July 18, 1966, in Volume M66 page 7241, Microfilm Records of Klamath County, Oregon.
23. Roadway Easement given by Gil Brothers Feed Yards, and Gill Cattle Company to Esther Cecilia Hunt, subject to the terms and provisions thereof, dated and recorded June 12, 1972, in Volume M72 page 6270 and M72 page 6274, Microfilm Records of Klamath County, Oregon.
24. Letter dealing with water contracts, subject to the terms and provisions thereof, dated April 1, 1980, recorded December 2, 1980, in Volume M80 page 23384, Microfilm Records of Klamath County, Oregon.
25. Covenants, Conditions and Restrictions as shown on the rcord plat as follows:
 1. All Streets are private ways.
 2. Sewage disposal for all lots will be supplied by Running Y Utility Company.
 3. Running Y Resort, Inc. reserves easements for road purposes over all private ways, including constructions and maintnance of utilities, drainage, irrigation systems, signs, cart paths and the right of ingress and egress for players during the regular course of play on the golf course.
 4. Running Y Resort, Inc. reserves easements for golf course purposes including, signs, cart paths, irrigation systems, the right of ingress and egress for construction and maintenance and for players during the regular course of play on the golf course.
 5. Drainage and utility easements as shown on this plat.
 6. Lots designated as "common area" are generally intended for open space.

AND FURTHER SUBJECT TO: Continued----

7. Running Y Resort, Inc reserves easements over all lots designated as "common area" for utilities, drainage, signs, and other uses.
8. Acreage: Residential lots (606-706) = 18.29 ac.; Private ways = 10.20 ac.; Common area = 6.78 ac.; Total plat area = 35.17 ac.
26. Utility and drainage easements as delineated on the recorded plat.
27. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof;
- Recorded: August 2, 1996
Volume: M96, page 23548, Microfilm Records of Klamath County, Oregon
Amended and restated Declaration Annexing Phase 1 of Ranch View Estates to Running Y Resort, subject to the terms and provisions thereof;
- Recorded: November 12, 2003
Volume: M03, page 83710, Microfilm Records of Klamath County, Oregon
28. Covenants, conditions and restrictions as shown on the recorded plat as follows:
- (1) All Streets are private ways;
 - (2) Sewage disposal for all lots will be supplied by Running Y Utility Company;
 - (3) Acreages: Residential Lots (1078-1102) = 6.34 AC.; Private Ways = 2.14 AC.; common areas = 3.79 AC.; total plat area = 12.27 AC.
29. Levies and assessments of Running Y Ranch Resort Owner's Association as provided for in the Covenants, Conditions and Restrictions.
30. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
31. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.
32. Rights of parties in possession, or claiming to be in possession, other than above vestees.
33. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear 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 July 23, 2012, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

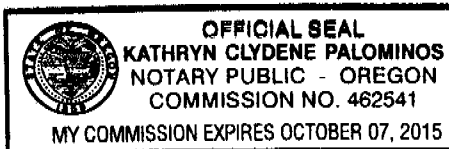
By: _____

Tom Mann, Administrator, VSD

STATE OF OREGON)
) ss.
County of Marion)

On July 23, 2012,

this instrument was acknowledged before me by the above-named Tom Mann, 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: Kathryn Clydene Palominos
Notary Public for Oregon