

2012-013197

Klamath County, Oregon



00127807201200131970040042

11/28/2012 02:56:56 PM

Fee: \$52.00



700 Summer Street NE
Salem Oregon 97301-1285

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number 0005074059	Tax Account Number M64806/R79110/R379432/R379138/R379147/R379156/R379165/R 379227/R379110/R379432/R379138/R379147/R379156/R379165/R 859324
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IN CONSIDERATION of fulfillment of that certain Contract of Sale dated July 7, 1986, in the Face Value of \$143,000 and recorded on July 7, 1986, in Vol M86 Page 11894, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Lucille M. Bursell, Grantee, all of the Grantor's right, title and interest to the following-described real property at 12046 Old Fort Rd., Klamath Falls, OR 97603-9353 in Klamath County, State of Oregon, to wit:

SEE ATTACHED ADDENDUM

AFTER RECORDING RETURN TO:

LUCILLE M BURSELL
12046 OLD FORT RD
KLAMATH FALLS OR 976019353

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

LUCILLE M BURSELL
12046 OLD FORT RD
KLAMATH FALLS OR 976019353

Returned to Counter

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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 October 23, 2012, 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

STATE OF OREGON)
) ss.
County of Marion)

On October 23, 2012,

this instrument was acknowledged before me by the above-named Steve Schlag, Program Services Manager, 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:

Notary Public for Oregon



BURSELL, James A.
C07405

ADDENDUM TO CONTRACT OF SALE

On the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to buy the following described real property (the "property"):

In Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: All that portion of the S 1/2 lying Easterly of that certain 60 foot road easement described in Volume M73, page 16734, Microfilm Records of Klamath County, Oregon, and Westerly of Old Fort Road.

Section 28: All that portion of the NW 1/4 NW 1/4 lying Westerly of Old Fort Road.

Section 29: All that portion of the N 1/2 N 1/2 lying Easterly of that certain 60 foot road easement described in Volume M73, page 16734, Microfilm Records of Klamath County, Oregon, and Westerly of Old Fort Road.

TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME WHICH IS FIRMLY AFFIXED TO THE PROPERTY: Year/1980, Make/Tiburon, Serial Number/8203AB, Size/24' x 52'

Subject only to the following encumbrances:

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Agreement for right of way, including the terms and provisions thereof,
Recorded: March 3, 1914
Volume: 41, Page 556, Deed Records of Klamath County, Oregon
In favor of: W. P. Devereux
For: Logging railroad

An easement created by instrument, including the terms and provisions thereof,
Dated: August 16, 1928
Recorded: November 24, 1928
Volume: 82, page 593, Deed Records of Klamath County, Oregon
In favor of: Pacific Telephone and Telegraph Co.
For: A 25 foot right of way over SW 1/4 NE 1/4, E 1/2 NW 1/4, W 1/2 SE 1/4 of Sec. 20; E 1/2 NE 1/4, NW 1/4 NE 1/4, E 1/2 SE 1/4 of Sec. 29; SW 1/4 SW 1/4 of Sec. 38; W 1/2 W 1/2 Sec. 33, T. 37 S., R. 9 E. W. M.

An easement for ingress and egress as contained in Deed from Lewis L. Hagelstein and Nona B. Hagelstein, grantors to Clifford J. Emmich as grantee recorded December 31, 1973 in Volume M73, page 16734, Microfilm Records of Klamath County, Oregon.

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Addendum to Contract of Sale
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Reservations and restrictions as contained in Deed recorded in Volume 140, page 612, Deed Records of Klamath County, Oregon to wit:

"subject to all other rights of way of record and existing vehicle roads and ways."

An easement created by instrument, including the terms and provisions thereof,

Dated: October 31, 1977

Recorded: February 2, 1978

Volume: M78, page 2048, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Power lines in the W 1/2 SE 1/4 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to any adverse claim based on the assertion that Old Fort Road, a County Road, has moved.

Excepting and reserving to itself, its successors, assigns, all minerals, as defined in ORS 273.755 (1), and all geothermal resources as defined in ORS 273.755 (2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for and removing such minerals and geothermal resources; provided, however, that the rights hereby reserved to use the surface for any of the above activities shall be subordinate to that use of the surface of the premises deeded herein, or any part thereof, being made by the owner thereof on the date the State of Oregon leases its reserved minerals or geothermal resources; in the event such use of the premises by a surfaced rights owner would be damaged by one or more of the activities described above then such owner shall be entitled to compensation from the State's lessee to the extent of the diminution in value of the surface rights of owner's interest.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 7th day
of July A.D., 19 86 at 3:36 o'clock P. M., and duly recorded in Vol. M86
of Deeds on Page 11894.

FEE \$29.00

Evelyn Blehn County Clerk
By _____

