

2014-006231

Klamath County, Oregon



00154590201400062310030034

06/12/2014 02:21:03 PM

Fee: \$52.00



700 Summer Street NE
Salem Oregon 97301-1285

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
0005214754	R97344/R97326

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated January 23, 1989, in the Face Value of \$86,450 and recorded on January 24, 1989, in VOL M89, PAGE 1390, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto RICHARD J WALSH, Grantee, all of the Grantor's right, title and interest to the following-described real property at 13811 Cheyne Road, Klamath Falls, Oregon, 97603-9700 in Klamath County, State of Oregon, to wit:

SEE ATTACHED ADDENDUM

AFTER RECORDING RETURN TO:

RICK WALSH
PO BOX 1070
MIDLAND OR 97634

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

RICK WALSH
PO BOX 1070
MIDLAND OR 97634

ADDENDUM

PARCEL 1:

The North 256 feet of Lot 1, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Lots 1 and 2, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

And a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian; thence South along the West line of said quarter section a distance of 10 rods; thence East parallel with the North line of said quarter section a distance of 40 rods; thence South parallel with the West line of said quarter section 8 rods; thence East parallel with the North line of said quarter section 40 rods to the East line of said quarter section; thence North 18 rods to the Northeast corner of said quarter section; thence West along the North line of said quarter section to the point of beginning.

PARCEL 2:

The North 256 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, EXCEPT the following portion thereof:

Commencing at the Northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 8, Township 40 South, Range 10 East of the Willamette Meridian; thence South along the West line of said quarter section, a distance of 10 rods; thence East parallel with the North line of said quarter section, a distance of 40 rods; thence South parallel with the West line of said quarter section, 8 rods; thence East parallel with the North line of said quarter section, 40 rods to the East line of said quarter section; thence North 18 rods to the Northeast corner of said quarter section; thence West along the North line of said quarter section to the place of beginning.

Except that property previously released to wit:

Beginning at a point on the North line of said Section 17 from which the Northwest corner of said Section 17 bears N89°49'21"W, 30.00 feet; thence S00°05'09"E parallel to the West Line of said Section 17, 256.00 feet; thence S89°49'21"E parallel to the North Line of said Section 17, 2379 feet more or less to the Mean High Water Line of Lost River; thence northerly on said Mean High Water Line the following courses and distances: N15°12'02"E, 324.30 feet; N09°32'48"E, 223.70 feet; N16°32'48"W, 370.44 feet; and N25°02'09"W, 424.66 feet; thence leaving said Mean High Water Line, N89°49'21"W 2211.42 feet to a point lying 30.00 feet east of the West Line of said Section 8; thence S00°16'30"W parallel to the West Line of said Section 8, 1016.92 feet to the point of beginning containing 70.22 acres more or less.

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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

IN WITNESS WHEREOF, the State of Oregon, acting by and through the Director of Veterans' Affairs (Grantor), has caused these presents to be executed June 9, 2014, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

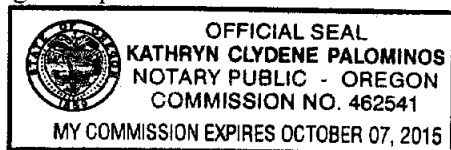
By:

Cody L. Cox, Home Loan Program Manager

STATE OF OREGON)
) ss.
County of Marion)

On June 9, 2014,

this instrument was acknowledged before me by the above-named Cody L. Cox, Home Loan Program 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:

Kathryn Clydene Palominos
Notary Public for Oregon

This deed is provided in lieu of any previous deed issued to Grantee by Grantor with respect to the above-described property, and in particular that deed issued on July 10, 2012 (the "original deed"), which was reported by Grantee to have been lost.

By acceptance and recordation of this replacement deed by Grantee, Grantee hereby acknowledges that the original deed is rescinded, that it is null and void, and that Grantee covenants and agrees not to record said original deed.