



700 Summer Street NE  
Salem Oregon 97301-1285

ODV

**2015-002782**  
Klamath County, Oregon  
03/30/2015 12:54:11 PM  
Fee: \$52.00

*(Reserved for Recording Purposes)*

1st 238573-ALF

**BARGAIN AND SALE DEED**  
**(CASH SALE)**

ODVA Account Number	Tax Account Number
3043684	R425560

IN CONSIDERATION of a Purchase Agreement dated February 4, 2015, and Counter Offer dated March 26, 2015, in the Face Value of \$255,000, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, 700 Summer St NE, Salem, OR 97301-1285, does hereby grant, bargain, sell, and convey unto Joseph Maurer and Gaylyn Maurer, as tenants by the entirety, Grantee(s), all of the Grantor's right, title and interest to the following-described real property at 1061 Wild Plum Drive, Klamath Falls, Oregon in Klamath County, State of Oregon, to wit:

LOT 19, BLOCK 7, TRACT NO. 1140, LYNNEWOOD FIRST ADDITION, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN OFFICE OF THE CLERK OF KLAMTH COUNTY, OREGON.

Map Number: R-3808-025DC-01600

AFTER RECORDING RETURN TO:

JOSEPH MAURER  
GAYLYN MAURER  
1061 WILD PLUM DR  
KLAMATH FALLS OR 97601

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

JOSEPH MAURER  
GAYLYN MAURER  
1061 WILD PLUM DR  
KLAMATH FALLS OR 97601

F.  
57.00

## AND FURTHER SUBJECT TO:

1. Any taxes for 2014/2015.
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 of 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. Any 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. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
9. City liens, if any, of the City of Klamath Falls.

Note: ***NO SEARCH HAS BEEN MADE.*** *If inquiry is desired, please contact you Title Officer for a lien search.*

10. Restrictions shown on the recorded plat/partition of Tract 1140 -FIRST ADDITION TO LYNNEWOOD as follows: "...said plat bein subject to: All building restrictions of the R-75 zone of the City of Klamath Falls as of the date of recording; easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construcion and maintenance of said utilities with any plantings or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
11. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: June 09, 1976 in Volume M76, Page 8487, Records of Klamath County, Oregon  
Modification and/or amendment by instrument:

Recording Information: September 13, 1977 in Volume M77, Page 17035, Records of Klamath County, Oregon  
Modification and/or amendment by instrument:

Recording Information: May 08, 1995 in Volume M95, Page 11818, Records of Klamath County, Oregon  
Modification and/or amendment by instrument:

Recording Information: July 2, 2001 in Volume M01, Page 31858, Records of Klamath County, Oregon

"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 March 26, 2015, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By: Cody L. Cox

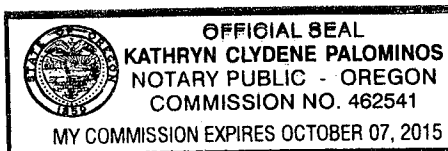
Cody L. Cox, Loan Production Manager

STATE OF OREGON )

) ss.

County of Marion )

On March 26, 2015 this instrument was acknowledged before me by the above-named Cody L. Cox, Loan Production 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