

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.



OREGON DEPARTMENT of VETERANS' AFFAIRS | VETERAN HOME LOAN PROGRAM

(Reserved for Recording Purposes)

**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
0005085584	R585165 AND R585316

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated February 12, 1987, in the Face Value of \$90,000 and recorded on February 12, 1987, in VOL M87 PAGE 2360-2366, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Frank Rodriguez Jr. and Pamela L. Rodriguez, Grantee, all of the Grantor's right, title and interest to the following-described real property at 750 MILLER ISLAND RD, KLAMATH FALLS, OR 976039533 in Klamath County, State of Oregon, to wit:

**Parcel 1**

The N1/2 of SW 1/4 of NE1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM the East 330 feet.

TOGETHER WITH an easement over the West 30 feet of the East 90 feet over the S1/2 of the SW1/4NE1/4 and the NW1/4 of the SE1/4 running from the North right of way line of Del Fatti Road to the South line of the hereinabove described property (for ingress and egress purposes)

AND TOGETHER WITH an easement, 10 feet in width and parallel to the West line of the SW1/4 of NE1/4, said easement to run from the K.I.D. -C-4R Lateral to the South line of the N1/2 of SW1/4NE1/4, Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. (For irrigation purposes)

**Parcel 2**

A portion of Government Lots 2 and 5, Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 426 feet East of the Northwest corner of Lot 5 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence East along the North line of said Lot 5 to the Northeast corner thereof; thence South to the Southeast corner of Lot 2; thence West along the South line of said Lot 2 to a point South along a line parallel to the East line of Lots 1 and 6 from the point of beginning; thence North parallel to the East line of Lots 1 and 6 to the point of beginning.

AFTER RECORDING RETURN TO:

PAMELA L RODRIGUEZ  
750 MILLER ISLAND RD  
KLAMATH FALLS OR 976039533

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

PAMELA L RODRIGUEZ  
750 MILLER ISLAND RD  
KLAMATH FALLS OR 976039533

SAVING AND EXCEPTING THEREFROM that portion lying with the right of way of Miller Island Road.

ALSO EXCEPTING THEREFROM a 60 foot stip of land along the Easterly line heretofore deeded to Reclamation Service for drainage ditch purposes.

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 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 September 4, 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, Home Loan Program Manager

STATE OF OREGON     )  
                                  ) ss.  
County of Marion     )

On September 4, 2015,

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:

AM Tolleson  
Notary Public for Oregon

