

2015-012501

Klamath County, Oregon



00178719201500125010020029

11/17/2015 12:26:50 PM

Fee: \$47.00

Returned at Counter

Mail Tax Statements to
Gerry & Jill Smith
1885 Portland Street
Klamath Falls

ODVA Account Number



OREGON DEPARTMENT OF VETERANS' AFFAIRS | VETERAN HOME LOAN PROGRAM

Klamath Falls
OR 97601

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number C22170	Tax Account Number R216527
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IN CONSIDERATION of fulfillment of that certain Contract of Sale dated December 4, 1989, in the Face Value of \$25,000 and recorded on December 4, 1989, in VOL M89 PAGE 23464, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Mohammad Soleimani and Priscilla Soleimani, husband and wife, Grantee, all of the Grantor's right, title and interest to the following-described real property at 1885 PORTLAND ST, KLAMATH FALLS, OR 97601-2260 in Klamath County, State of Oregon, to wit:

LEGAL DESCRIPTION

THE SOUTHWESTERLY 60 FEET OF LOT 6, BLOCK 29, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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 November 10, 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 November 10, 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: Amber Melinda Tolleson
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 June 20, 1990 (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.

