

2016-009492

Klamath County, Oregon



00191983201600094920020027

09/07/2016 10:37:57 AM

Fee: \$47.00

OREGON DEPARTMENT  
of VETERANS' AFFAIRS | VETERAN HOME  
LOAN PROGRAM

(Reserved for Recording Purposes)

**BARGAIN AND SALE DEED**

ODVA Account Number	Tax Account Number
0005207477	R94953 & R94962

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated June 14, 1988, in the Face Value of \$270,400 and recorded on June 14, 1988, in VOL M88 PAGE 9223, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto SAM A. HENZEL and THURSTON K. HENZEL, Grantee, all of the Grantor's right, title and interest to the following-described real property at LOWER KLAMATH LAKE RD, KLAMATH FALLS, OR 97603 in Klamath County, State of Oregon, to wit:

Parcel 1: The E 1/2 SE 1/4 of Section 29, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: The SW 1/4 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**TOGETHER WITH**

A perpetual non-exclusive easement for roadway purposes being 22 feet wide along the West boundary of the E 1/2 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, extending from Lower Klamath Lake Road to a point 22 feet South of the South line of the N 1/2 of said Section 28.

Tax Account Nos. 4009-4200 and 4009-2800-1800.

AFTER RECORDING RETURN TO:

SAM A. HENZEL  
THURSTON K. HENZEL  
PO BOX 1158  
MIDLAND OR 976341158

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

SAM A. HENZEL  
THURSTON K. HENZEL  
PO BOX 1158  
MIDLAND OR 976341158

Returned at Counter

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 July 12, 2016, 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 July 12, 2016,

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

