

When recorded mail to:
Michael L. & Karin S. Hughes
1975 Calhoun St.
Klamath Falls, OR 97601
Send tax statement to:
Same as above

2018-013086
Klamath County, Oregon
10/26/2018 10:19:00 AM
Fee: \$92.00



ODVA Account Number
3040581

700 Summer Street NE
Salem Oregon 97301-1285

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED
(CASH SALE)

ODVA Account Number 3040581	Tax Account Number R494708
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IN CONSIDERATION of a Purchase Agreement dated October 16, 2018 in the Face Value of \$140,000.00, 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 Michael L Hughes and Karin S Hughes, Grantee(s), all of the Grantor's right, title and interest to the following-described real property at 5543 Balsam Drive, Klamath Falls, State of Oregon, 97601 to wit:

SEE EXHIBIT "A"

AND FURTHER SUBJECT TO:

1. 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.
2. 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.
3. 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.
4. Any encroachment (of exising 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.
5. 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.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS

Tax Information:

Taxes assessed under Code No. 004 Account No. R494708 Map No. R-3908-012B0-01200-000 NOTE: The 2017-2018 Taxes: \$714.53, are paid.

6. Taxes assessed under Code No. 004 Account No. R494708 Map No. R-3908-012B0-01200-000 The 2018-2019 Taxes: A lien not yet due or payable.

"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 October 23, 2018, 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 October 23, 2018

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: Amber Melinda Tolleson

Notary Public for Oregon

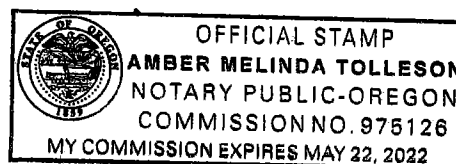


EXHIBIT "A"

263547AM

A portion of the SE1/4 NW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East and West center Section line of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is 495 feet West of the center of said Section 12; thence North and parallel to the West line of the SE1/4 of the NW1/4 of said Section 12 a distance of 660 feet; thence West and parallel to the South line of said SE1/4 of the NW1/4 of said Section 12, a distance of 165 feet; thence South and parallel to the West line of said SE1/4 of the NW1/4 of said Section 12, a distance of 660 feet; thence East on East and West center Section line of said Section 12 a distance of 165 feet to the place of beginning.

SAVING AND EXCEPTING THEREFROM any portion thereof lying within the limits of any streets, roads or highways.