



(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

ODVA Account Number	Tax Account Number
0005205661	R578333

IN CONSIDERATION of fulfillment of that certain Contract of Sale dated April 27, 1988, in the Face Value of \$30,500 and recorded on May 3, 1988, in Volume M88, Page 7021, in Klamath County, the STATE OF OREGON, by and through the Director of Veterans' Affairs, Grantor, does hereby grant, bargain, sell, and convey unto Susan Krouse, Grantee, all of the Grantor's right, title and interest to the following-described real property at 3506 Anderson, Klamath Falls, Oregon 97603-8228 in Klamath County, State of Oregon, to wit:

Beginning at a point in the Northerly boundary of Tract No. 33 of ALTAMONT SMALL FARMS, said point being 321.0 feet distant from the Northwest corner of said tract, and running thence South 88°46' East along the said Northerly boundary of said tract 107.0 feet; thence South 0°11' West 200 feet, more or less, to a point in the Southerly boundary of said tract; thence North 88°46' West along the said Southerly boundary of said tract 107.0 feet; thence North 0°11' East 200 feet, more or less to the point of beginning, and being a portion of said Tract No. 33, and being situated in the County of Klamath, State of Oregon.

AFTER RECORDING RETURN TO:

AMERITITLE
300 KLAMATH AVE
KLAMATH FALLS OR 97601

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

AMERITITLE
300 KLAMATH AVE
KLAMATH FALLS OR 97601

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 October 25, 2023, at Salem, Oregon. The foregoing recital of consideration is true as I verily believe.

DIRECTOR OF VETERANS' AFFAIRS - Grantor

By:

Cody L. Cox, Home Loan Program Manager

STATE OF OREGON)
) ss.
County of Marion)

On October 25, 2023,

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:

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 October 9, 2007 (*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.