

03 JUN 20 04 11:43

BARGAIN AND SALE DEED (Individual or Corporate).

Aspen 57233

After Recording Return to:  
ROBERT G. LOBATO SR.  
JEANNE I. LOBATO

Vol M03 Page 42249

Until a change is requested all tax statements shall be sent to the following address:  
ROBERT G. LOBATO SR.  
JEANNE I. LOBATO

State of Oregon, County of Klamath  
Recorded 06/20/2003 11:43 a m.  
Vol M03 Pg 42249  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WASHINGTON MUTUAL BANK, F.A., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT G. LOBATO SR. and JEANNE I. LOBATO, HUSBAND AND WIFE, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 1, Block 100, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,900.00.  
(Here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the grantor has executed this instrument June 13, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

X

WASHINGTON MUTUAL BANK, F.A.

AVP

STATE OF ~~Washington~~ Oregon  
The foregoing instrument was acknowledged before me this 16<sup>th</sup> June 03 by Bruce Adams President, and by Holly Ann Emery Secretary of Washington Mutual Bank, F.A. a corporation, on behalf of the corporation.  
Holly Ann Emery  
Notary Public for Oregon (Washington)  
My commission expires: 30 Nov 2006  
(SEAL)  
(If executed by a corporation, affix corporate seal)

BARGAIN AND SALE DEED  
WASHINGTON MUTUAL BANK, F.A., as grantor  
and  
ROBERT G. LOBATO SR. and JEANNE I. LOBATO, as  
grantee

This document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00057233

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