

2008-012471

Klamath County, Oregon



00052712200800124710010011

09/05/2008 03:03:14 PM

Fee: \$21.00

After Recording Return to:

MATTHEW J. BROWN and

MARGARET R. BROWN

8236 Rockinghorse Ln.
 Klamath Falls, OR 97603

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

MATTHEW J. BROWN and

MARGARET R. BROWN

Same as above

66045 ATE

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WEST COAST BANK, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MATTHEW J. BROWN and MARGARET R. BROWN, husband and wife, as tenants by the entirety, 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 40, Block 2, Tract No. 1099, ROLLING HILLS SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 170 MAP: 3910-019A0 TL: 02700 KEY: 599329

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 \$227,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument August 21, 2008; 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.

WEST COAST BANK

BY: TOM PROVANCHA, Senior Vice President

STATE OF OREGON, County of Clackamas)ss.

The foregoing instrument was acknowledged before me this 22 day of August, 2008, by TOM PROVANCHA, as Senior Vice President of WEST COAST BANK.

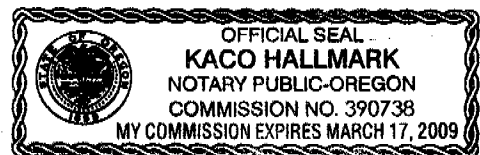
Kaco Hallmark
 Notary Public for Oregon

My commission expires:

BARGAIN AND SALE DEED
 WEST COAST BANK, as grantor
 and

MATTHEW J. BROWN and MARGARET R. BROWN,
 husband and wife, as tenants by the entirety, as grantee

(SEAL)



This document is recorded at the request of:
 Aspen Title & Escrow, Inc.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00066045

\$21-A