

66074 ATE

After recording, return to:  
MARK BENSON  
821 QUAIL POINT DRIVE  
KLAMATH FALLS, OR 97601  
Until change, tax statement shall  
be sent to: (SAME AS ABOVE)

2008-012843

Klamath County, Oregon



00053192200800128430010018

09/15/2008 03:05:07 PM

Fee: \$21.00

## STATUTORY BARGAIN AND SALE DEED

WEST COAST BANK, hereinafter called grantor, does hereby grant, bargain, sell and convey unto

MARK BENSON, hereinafter called grantee, 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 15, Tract No. 1432, QUAIL POINT ESTATES, according to the official  
plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Levy Code: 001 Map No.: R-3809-030BA-05800-000 Key No.: R891961

(Tax Acct # \_\_\_\_\_)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$ 216,000.00.

In construing this deed and where the context so requires, the singular includes plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of September,  
2008

**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, 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.**

WEST COAST BANK

Douglas J. Ten Kley  
by: Douglas J. Ten Kley, Authorized Officer

Lisa K. Dow  
by: Lisa K. Dow, Authorized Officer

STATE OF WASHINGTON, County of CLARK ) ss.

This instrument was acknowledged before me on September 12, 2008, by Douglas J. Ten Kley  
and Lisa K. Dow, Authorized Officers of West Coast Bank

Linda J. Reid  
Notary Public for Washington

My commission expires: August 20, 2009

