

MT 83556-SH

THIS SPAC

2008-015080

Klamath County, Oregon

WEST COAST BANK

5000 MEADOWS RD. STE. 220

LAKE OSWEGO, OR 97035

Grantor's Name and Address

WAYNE J. POWERS

8961 POINSETTIA LN.

GARDEN GROVE, CA 92841

Grantee's Name and Address



00055869200800150800020028

11/06/2008 03:41:48 PM

Fee: \$26.00

After recording return to:

WAYNE J. POWERS

8961 POINSETTIA LN.

GARDEN GROVE, CA 92841

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

WAYNE J. POWERS

8961 POINSETTIA LN.

GARDEN GROVE, CA 92841

Escrow No. MT83556-SH

BSD-EM

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 WAYNE J. POWERS and SUSAN POWERS, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 64 in Tract 1438, EIGHTH ADDITION TO NORTH HILLS - PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. 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.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$218,000.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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AS IS Condition:

By recordation of this deed, Grantee hereby acknowledges and agrees the property is accepted on the basis of Grantee's examination of the property and that Grantor has made no representations or warranties expressed or implied as to the property or the improvements or fixtures thereon or appurtenances thereto or their conditions or fitness for use. Grantee accepts the property and any improvements or fixtures thereon and appurtenances thereto "AS IS", that is with all defects, if any, "WHERE IS" and without any warranty, expressed or implied as to the condition, repair, acreage or value of said property. Grantor and Grantor's agents have made no promises to repair or alter the property or any improvements.

Without limiting the generality of the foregoing, Grantor makes no warranty or representation expressed or implied with regard to the presence of hazardous substances or toxic waste on the premises or the presence or absence of asbestos in the construction of the improvements on the premises.

All obligations, representations or agreements in any earnest money agreement, sale agreement or any other agreement, whether collateral or direct, written or verbal, express or implied, are hereby merged into this deed and are deemed satisfied, performed and extinguished.

In Witness Whereof, the grantor has executed this instrument this 5th day of Nov, 2008; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

WEST COAST BANK

BY: Tom Provancha

TOM PROVANCHA, SENIOR VICE PRESIDENT

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on Nov 5th, 2008 by TOM PROVANCHA AS SENIOR VICE PRESIDENT OF WEST COAST BANK.

Corinne Murdock
(Notary Public)

My commission expires 7/20/09

