

2009-001324

Klamath County, Oregon



00059767200900013240010013

02/04/2009 11:42:46 AM

Fee: \$21.00

When recorded return to:

JAMES A. ROY and CARMEN J. ROY
615 WILDLAND DRIVE
KLAMATH FALLS, OR 97601

Until change, tax statement shall
be sent to: (SAME AS ABOVE)

ATE 66404

STATUTORY BARGAIN AND SALE DEED

M4468 CAM

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

JAMES A. ROY and CARMEN J. ROY, husband and wife with rights of survivorship, 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 26, Tract No. 1432, QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Acct #: Levy Code: 001, Map No: R-3809-030BA-09700-000, Key No.: R891999

Abbreviated Legal: Lot 26, Tract No. 1432, QUAIL POINT ESTATES

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 \$ 206,000.00.

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 30TH day of January, 2009

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

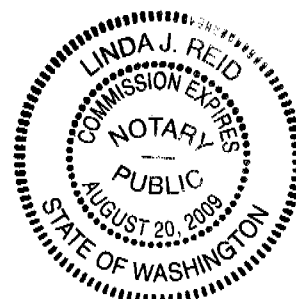
By: Douglas J. Ten Kley - Authorized Officer

STATE OF Washington, County of Clark } ss.

This instrument was acknowledged before me on February 3, 2009, by Douglas J. Ten Kley

Linda J. Reid
Notary Public for the State of Washington
My appointment expires: August 20, 2009

wcbdsdeed



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