

2009-010262

Klamath County, Oregon



00070236200900102620010014

07/29/2009 11:49:00 AM

Fee: \$21.00

When recorded return to:

Ronald L. Hugulet
34207 Brittany Court
Chiloquin, OR 97624

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

ATE 66884

STATUTORY BARGAIN AND SALE DEED

West Coast Bank, hereinafter called grantor, does hereby grant, bargain, sell and convey unto
Ronald L. Hugulet, an estate in fee simple

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 16, PINE MEADOW VILLAGE, PHASE 2, Tract No. 1502, according to the
official plat thereof on file in the office of the Clerk of Klamath County,
Oregon.

Tax Acct #: Map No.: R-3507-017DB-01400-000 Key No. R893453

Abbreviated Legal:

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 \$ 164,778.00

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 28th day of July, 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

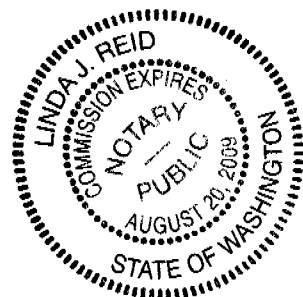
By: Douglas J. Ten Kley, Authorized Officer

By: Lisa K. Dow, Authorized Officer

STATE OF Washington, County of Clark } ss.

This instrument was acknowledged before me on 7-28-09, by Douglas J. Ten Kley
and Lisa K. Dow, Authorized Officers of West Coast Bank

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



wcbsdeed

\$21 ATE