



08/26/2009 03:08:09 PM

Fee: \$21.00

When recorded return to:  
Winston Cotterman  
P.O. Box 896  
Foresthill, CA 95631

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

ATE 67052

## STATUTORY BARGAIN AND SALE DEED

West Coast Bank, hereinafter called grantor, does hereby grant, bargain, sell and convey unto

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

Tax Acct #: 3507-017DB

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 \$ 155,000.00

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 21st day of August, 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

West Coast Bank

By: Lisa K. Dow, Authorized Officer

STATE OF ~~Oregon~~ Washington } ss.  
County of Clark

This instrument was acknowledged before me on 8-21-09, 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: August 20, 2013



wcbsdeed

\$21 ATE