

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Douglas Dexter and Sheila Bilikas Dexter  
2622 Round Lake Road  
Klamath Falls, OR 97601

2009-012449

Klamath County, Oregon



00072862200900124490010012

Grantor's Name and Address  
Sunwest Financial, Inc.  
960 SE Hwy 101 #388  
Lincoln City, OR 97367

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Sunwest Financial, Inc.  
960 SE Hwy 101 #388

Lincoln City, OR 97367

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Sunwest Financial, Inc.  
960 SE Hwy 101 #388  
Lincoln City, OR 97367

SPACE RE  
FO  
RECORDE

09/21/2009 10:04:59 AM

Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Douglas Dexter and Sheila Bilikas Dexter, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Sunwest Financial, Inc.

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 9, 12 and 13, Block 36, Fourth Addition To NIMROD RIVER PARK, Klamath County, Oregon, Sprague River, Oregon 97639

\* property should actually have April '09 as sale date.  
Foreclosure proceedings should be removed from our name!

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 17,247.29. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole, (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, 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.

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.

*Douglas Dexter*  
Douglas Dexter

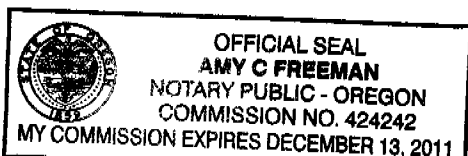
*Sheila Bilikas Dexter*  
Sheila Bilikas Dexter

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 22, 2009  
by Douglas Dexter and Sheila Bilikas Dexter

This instrument was acknowledged before me on August 22, 2009

by Amy C Freeman  
as Notary Public  
of Oregon



*Amy C Freeman*  
Notary Public for Oregon  
My commission expires December 13, 2011