

2009-014595

Klamath County, Oregon



00075407200900145950020022

11/13/2009 11:40:50 AM

Fee: \$42.00

After recording return to:

Kit Wah Chan
Karen L. Chan
3881 Meadowview Dr.
Eugene, OR 97408

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

Same as Above

Order Number: 29822

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Umpqua Bank, Grantor conveys to Kit Wah Chan and Karen L. Chan, as tenants by the entirety, Grantees, the following described real property:

Lot 45, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 892143

Map/Tax Lot No(s): 2407-007D0-11200-000

The true consideration for this conveyance is \$230,000.00. (Here comply with requirements of ORS 93.030.)

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 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 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.

Executed this 9 day of November, 2009

Umpqua Bank

By: Sam Teyema
Its Vice-President

OFFICIAL SEAL
YANN WALTER
CLERK OF PUBLIC-OREGON
COMMISSION NO. 433018
COMMISSION EXPIRES OCT 11, 2012

420mt

State of Oregon, County of Multnomah ss.

This instrument was acknowledged before me on this 9th day of November, 2009

by Sam Teyema, as Vice-President of Umpqua Bank

Maryann Walter
Notary Public for Oregon
My commission expires: Oct 11, 2012

