

2010-009067

Klamath County, Oregon



00088025201000090670020021

07/30/2010 03:27:14 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mr. and Mrs. Tom Ellis
11418 Crestwood Place
La Pine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
Mr. and Mrs. Tom Ellis
11418 Crestwood Place
La Pine, OR 97739

File No.: 1010075-NS
Date:

1st 1577859

STATUTORY BARGAIN AND SALE DEED

U.S. Bank National Association ND, Grantor, conveys to **Tom Ellis and Toni Ellis, husband and wife**, Grantee, the following described real property:

Please refer to Exhibit "A" Legal Description, attached hereto and made a part herof.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is **\$40,000.00**. (Here comply with requirements of ORS 93.030)

Dated this **27th** day of **July, 2010**.

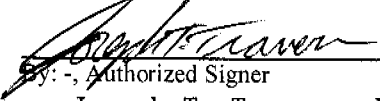
F

APN: R139004

Bargain and Sale Deed
- continued

File No.: 1010075-NS
Date:

U.S. Bank National Association ND


By: -, Authorized Signer
Joseph T. Travers, Real Estate Officer

STATE OF ~~OREGON~~ Minnesota)
COUNTY OF ~~KLAMATH~~ Hennepin)ss.

This instrument was acknowledged before me on this 28th day of July, 2010 by Joseph T. Travers
as Real Estate Officer of U.S. Bank National Association ND.



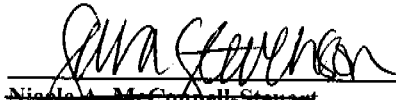

~~Nicole A. McConnell-Stewart~~
Notary Public for Minnesota
My commission expires: ~~August 5, 2010~~
Jan, 31, 2015

Exhibit "A" Legal Description

PARCEL 2 OF LAND PARTITION 28-02, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING A PORTION
OF LOTS 53, 54 AND 55 BLOCK 1, TRACT 1060, SUN FOREST ESTATES, LYING IN THE
NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.