

2010-011205  
Klamath County, Oregon



THIS SPACE

09/21/2010 11:23:03 AM

Fee: \$42.00

After recording return to:  
Jefferson County Title  
PO Box 51  
Madras, OR 97741

Until a change is requested all tax statements  
shall be sent to the following address:  
Fred F. Garland, III, Trustee  
1020 Tamera Drive  
Klamath Falls, OR 97603

File No.: 1010141-SR  
Date: September 9, 2010

1st 1619918

### STATUTORY BARGAIN AND SALE DEED

US Bank N.A. Foreclosure Asset Management Group c/o Susan Cason, Grantor, conveys to **FRED F. GARLAND III and SUSAN M. GARLAND**, Trustees of the Garland Family Trust Dated July 21, 2008, Grantee, the following described real property:

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

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 \$21,500.00. (Here comply with requirements of ORS 93.030)

Dated this 17<sup>th</sup> day of September, 2010.

APN: M895444, R536281

Bargain and Sale Deed  
- continued

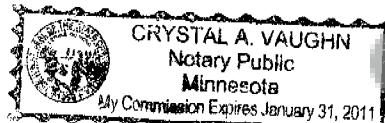
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US Bank National Association, ND

Deborah F. Brant  
By: Authorized Signer  
St. Real Estate office/nc.  
Deborah F. Brant

STATE OF Minnesota )  
COUNTY OF Hennepin )ss.

This instrument was acknowledged before me on this 17 day of September, 2010 by Deborah F. Brant,  
Real Estate Officer



Notary Public for  
My commission expires:

Crystal A. Vaughn

### Exhibit "A" Legal Description

THE WESTERLY 88 FEET, MORE OR LESS, OF LOT 4, BLOCK 11, STEWART, KLAMATH COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF IN THE OFFICE OF THE KLAMATH COUNTY CLERK.