

2010-011413

Klamath County, Oregon



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09/27/2010 03:23:42 PM

Fee: \$42.00



After recording return to:
James B. Moore and Andrea L. Moore
2155 Somerset Way
Upland, CA 91784

Until a change is requested all tax statements
shall be sent to the following address:
James B. Moore and Andrea L. Moore
2155 Somerset Way
Upland, CA 91784

File No.: 7021-1628000 (ALF)
Date: September 10, 2010

1st 1628000

STATUTORY BARGAIN AND SALE DEED

Sterling Savings Bank, Grantor, conveys to **James B. Moore and Andrea L. Moore, husband and wife**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 24, BLOCK 1, TRACT NO. 1077, LAKEWOODS SUBDIVISION UNIT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$30,000.00**. (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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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APN: R71905

Bargain and Sale Deed
- continued

File No.: 7021-1628000 (ALF)
Date: 09/10/2010

Dated this 23rd day of September, 20 10.

Sterling Savings Bank

Brenda Vander Does, VP

By: Brenda Vander Does, Vice
President and Asset Recovery
Manager

STATE OF Washington)
County of Spokane) ss.

This instrument was acknowledged before me on this 23rd day of September, 2010
by Brenda Vander Does as Vice President and Asset Recovery Manager of Sterling Savings Bank, on
behalf of the .

[Signature]

Notary Public for Washington
My commission expires: May 15, 2012

