

1st 1628495



After recording return to:

Luke Koehler

2520 Bethany Ct.  
Medford, OR  
97504

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

Luke Koehler

2520 Bethany Ct.  
Medford, OR 97504

File No.: 7021-1628495 (ALF)

Date: September 14, 2010

2010-011492

Klamath County, Oregon



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09/28/2010 03:09:00 PM

Fee: \$42.00

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## STATUTORY BARGAIN AND SALE DEED

**Sterling Savings Bank**, Grantor, conveys to **Luke Koehler**, Grantee, the following described real property:

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

**LOTS 25, 30 AND 31, BLOCK 1, TRACT 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 **\$60,000.00**. (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: R71898

Bargain and Sale Deed  
- continued

File No.: 7021-1628495 (ALF)  
Date: 09/14/2010

Dated this 23<sup>rd</sup> day of September, 2010.

Sterling Savings Bank

B. Brenda Vander Does

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 23<sup>rd</sup> 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  
for Washington  
My commission expires: May 15, 2012

Public