

2010-014265  
Klamath County, Oregon



00094155201000142650030031

12/16/2010 03:15:17 PM

Fee: \$47.00



THIS SPAC

After recording return to:  
Jose Rodriguez and Carole Rodriguez

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

File No.: 7021-1665632 (ALF)  
Date: December 09, 2010

**STATUTORY BARGAIN AND SALE DEED**

**Sterling Savings Bank**, Grantor, conveys to **Jose Rodriguez and Carole Rodriguez as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$12,000.00**. (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.

Dated this 14<sup>th</sup> day of December, 20 10.

1st 1665632

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**APN: R71317**

**Bargain and Sale Deed**  
- continued

File No.: **7021-1665632 (ALF)**  
Date: **12/09/2010**

**Sterling Savings Bank**

3. Brenda Vanderbos, w

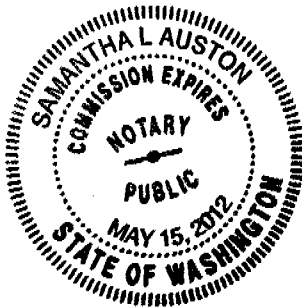
By: Brenda Vander Does, Vice  
President and Asset Recovery  
Manager

STATE OF ~~Oregon~~ Washington )  
 )ss.  
County of ~~Klamath~~ Spokane )

This instrument was acknowledged before me on this 14<sup>th</sup> day of December, 2018  
by Brenda Vander Does as Vice President and Asset Recovery Manager of Sterling Savings Bank, on  
behalf of the .

Luigi I. Ave

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



**EXHIBIT A**

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

**A TRACT OF LAND BEING A PORTION OF LOTS 21 AND 22, BLOCK 1, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT NO.1, SITUATED IN GOVERNMENT LOTS 2 AND 3 IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT 22, LESS AND EXCEPTING THEREFROM:**

**BEGINNING AT THE CORNER COMMON TO LOTS 21 AND 22 ON THE NORTHERLY BOUNDARY OF SAID TRACT 1034; THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 88° 19' 16" EAST, 6.12 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY, SOUTH 00° 03' 07" WEST, 300.44 FEET; THENCE SOUTH 46° 44' 50" WEST 8.41 FEET; THENCE NORTH 00° 03' 07" EAST, 306.39 FEET TO THE POINT OF BEGINNING.**

**AND THAT PORTION OF LOT 21 DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE CORNER COMMON TO SAID LOTS 21 AND 22, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY OF SKIWAY DRIVE AS PLATTED PER SAID TRACT 1034; THENCE ALONG SAID RIGHT OF WAY, ALONG A 230.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5° 13' 29" AN ARC DISTANCE OF 20.97 FEET (THE LONG CHORD OF WHICH BEARS NORTH 45° 48' 51" WEST, 20.97 FEET); THENCE LEAVING SAID RIGHT OF WAY, NORTH 7° 44' 04" EAST, 16.90 FEET; THENCE NORTH 37° 49' 38" EAST 25.09 FEET; THENCE NORTH 46° 44' 50" EAST, 9.50 FEET; THENCE SOUTH 43° 15' 10" EAST, 30.40 FEET; THENCE NORTH 46° 44' 50" EAST, 65.49 FEET THENCE SOUTH 00° 03' 07" WEST 6.87 FEET; THENCE SOUTH 46° 44' 50" WEST, 107.32 FEET TO THE POINT OF BEGINNING.**