

1st, 1688002

2011-002730

Klamath County, Oregon



THIS SPACE RE:



00097947201100027300020026

02/28/2011 01:18:19 PM

Fee: \$42.00

After recording return to:  
Carolyn L McCord  
PO Boxx 1525  
Rogue River, OR 97537

Until a change is requested all tax statements  
shall be sent to the following address:  
Carolyn L McCord  
PO Boxx 1525  
Rogue River, OR 97537

File No.: 7021-1688002 (ALF)  
Date: February 24, 2011

### STATUTORY BARGAIN AND SALE DEED

**Sterling Savings Bank**, Grantor, conveys to **Carolyn L McCord**, Grantee, the following described real property:

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

**LOTS 16, 17 AND 18, BLOCK 3, TRACT NO. 1051, LAKEWOODS SUBDIVISION UNIT NO. 2, 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.

APN: R71816

Bargain and Sale Deed  
- continued

File No.: 7021-1688002 (ALF)  
Date: 02/24/2011

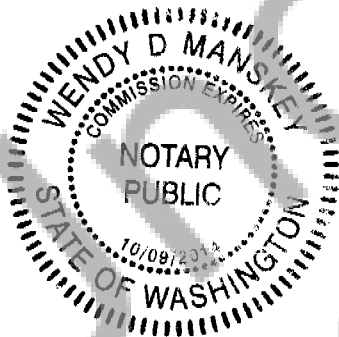
Dated this 25 day of FEBRUARY, 20 11.

Sterling Savings Bank

Jason K. Delp, AVP  
By: Jason Delp, Assistant VP, Asset  
Recovery Manager

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

This instrument was acknowledged before me on this 25 day of February, 20 11  
by Jason Delp as Assistant VP, Asset Recovery Manager of Sterling Savings Bank, on behalf of the .



Wendy D. Manskey  
Notary Public for ~~Oregon~~ Washington  
My commission expires: 10.09.14