

2011-004174

Klamath County, Oregon



After recording return to:
Michael R. Cross
PO Box 39
Macdoel, CA 96058

Until a change is requested all tax statements
shall be sent to the following address:
Michael R. Cross
PO Box 39
Macdoel, CA 96058

File No.: 7021-1695869 (ALF)
Date: March 17, 2011

THIS SPACE



00099679201100041740030032

03/30/2011 10:28:27 AM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Sterling Savings Bank, Grantor, conveys to **Michael R. Cross and Charles F. Cross, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property:

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

PARCEL I: *Consideration: \$170,000.00*

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY, WHICH LIES NORTH 0° 55' WEST A DISTANCE OF 30 FEET AND NORTH 89° 21' EAST 329.7 FEET FROM AN IRON PIN IN THE PAVEMENT MARKING THE CENTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON; THENCE NORTH 89° 21' EAST ALONG THE NORTHERLY LINE OF THE HIGHWAY 72.9 FEET; THENCE NORTH 0° 59' WEST A DISTANCE OF 189.4 FEET; THENCE SOUTH 89° 21' WEST 72.9 FEET; THENCE SOUTH 0° 59' EAST A DISTANCE OF 189.4 FEET TO THE POINT OF BEGINNING AND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING THEREFROM THAT PORTION IN DEED FROM CHARLES H. DUFOUR AND THORA DUFOUR, HUSBAND AND WIFE TO THE STATE HIGHWAY COMMISSION, DATED JUNE 1964, RECORDED JUNE 23, 1964 IN VOLUME 354 PAGE 66, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL II:

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BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY, WHICH LIES NORTH 0° 55' WEST A DISTANCE OF 30 FEET AND NORTH 89° 31' EAST 256.6 FEET FROM AN IRON PIN IN THE PAVEMENT MARKING THE CENTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, WHICH SAID POINT IS THE SOUTHEAST CORNER OF A TRACT OF LAND HERETO CONVEYED TO WADE E. PITCHER AND WIFE, BY DEED RECORDED IN VOLUME 117 PAGE 440, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 2° 53' WEST ALONG THE EASTERLY LINE OF THE PITCHER TRACT 190 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PITCHER TRACT; THENCE NORTH 89° 21' EAST 82.9 FEET; THENCE SOUTH 0° 59' EAST A DISTANCE OF 189.4 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY; THENCE SOUTH 89° 21' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE HIGHWAY 73.1 FEET TO THE POINT OF BEGINNING, AND SITUATED IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER, SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING THEREFROM THAT PORTION IN DEED FROM CHARLES H. DUFOUR AND THORA DUFOUR, HUSBAND AND WIFE TO THE STATE HIGHWAY COMMISSION, DATED JUNE 1964, RECORDED JUNE 23, 1964 IN VOLUME 354 PAGE 66, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL III:

THE SOUTHERLY 125 FEET OF LOTS 98 AND 99 OF PLEASANT HOME TRACTS, NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$170,000.00**. (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 24th day of march 2011

Sterling Savings Bank

By: Jason Delp, Assistant VP and Asset Recovery Manager

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

This instrument was acknowledged before me on this 24th day of March, 2011
by Jason Delp as Assistant VP and Asset Recovery Manager of Sterling Savings Bank, on behalf of the .

Notary Public for ~~Oregon~~ Washington
My commission expires:

