

UTC 90398

2011-006923

Klamath County, Oregon



00102950201100069230020025

06/06/2011 11:44:21 AM

Fee: \$42.00

When recorded return to:
Daniel Rider
Jennifer Rider
9390 Hwy 140 E
Klamath Falls, OR 97603

Until change, tax statement shall
be sent to: (SAME AS ABOVE)

STATUTORY BARGAIN AND SALE DEED

West Coast Bank, hereinafter called grantor, does hereby grant, bargain, sell and convey unto
Daniel L. Rider and Jennifer G. Rider, as tenants by the entirety,

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining situated in the
County of

Klamath Falls, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 47-05, said Land Partition being a replat of
Parcel 2 of Land Partition 3-04, said Land Partition being situated in the
S1/2 NW1/4 of Section 7, Township 39 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement
for ingress, egress and utilities over, under and across the East 15 feet
of Parcel 1 of said Land Partition 3-04

Tax Acct #: 3910-007BC-01703-000

Abbreviated Legal: _____

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$ 32,500.00

In construing this deed and where the context so requires, the singular includes plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of June, 2011.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22
OF CHAPTER 424, OREGON LAWS 2007. 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, 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 SECTIONS 2, 3
AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

West Coast Bank

By: Douglas J. Ten Kley, Authorized Officer

West Coast Bank

By: Lisa K. Dow, Authorized Officer

STATE OF Washington } ss.
County of Clark

This instrument was acknowledged before me on June 3, 2011, by Douglas J. Ten Kley
and Lisa K. Dow, Authorized Officers of West Coast Bank.

Linda J. Reid
Linda J. Reid
Notary Public for the State of Washington
My appointment expires: August 20, 2013
wbsdeed



427m

AS IS Condition:

By recordation of this deed, Grantee hereby acknowledges and agrees the property is accepted on the basis of Grantee's examination of the property and that Grantor has made no representation or warranties expressed or implied as to the property or the improvements or fixtures thereon or appurtenances thereto or their conditions or fitness for use. Grantee accepts the property and any improvements or fixtures thereon and appurtenances thereto "AS IS", that is with all defects, if any, "WHERE IS" and without any warranty, expressed or implied as to the condition, repair, acreage or value of said property. Grantor and Grantor's agents have made no promises to repair or alter the property or any improvements.

Without limiting the generality of the foregoing Grantor makes no warranty or representation expressed or implied with regard to the presence of hazardous substances or toxic waste on the premises or the presence or absence of asbestos in the construction of the improvements on the premises.

All obligations, representations or agreements in any earnest money agreement, sale agreement or any other agreement, whether collateral or direct, written or verbal, express or implied, are hereby merged into this deed and are deemed satisfied performed and extinguished.

Oregon Notice:

The following is the notice required by Oregon Law: "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930"