1st 1722353

## 2011-007876 Klamath County, Oregon

07/01/2011 12:09:19 PM



Fee: \$42.00



After recording return to: Maximum Equity LLC

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

File No.: 7021-1722353 (ALF)

Date: June 03, 2011

## STATUTORY BARGAIN AND SALE DEED

THIS SPACE F

Sterling Savings Bank, Grantor, conveys to Maximum Equity LLC, a Oregon Limited Liability Company, Grantee, the following described real property:

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

LOTS 17 AND 24 BLOCK 2, TRACT NO. 1034 LAKEWOODS SUBDIVISION UNIT NO 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

LOTS 32, 36 AND 39 BLOCK 1, TRACT NO. 1077, LAKEWOODS SUBDIVISION UNIT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

LOTS 1, 5, 6 AND 8 BLOCK 5, TRACT NO. 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 \$126,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7021-1722353 (ALF) Date: 06/03/2011

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 $304^{\circ}$ day of	June	, 20 <u>_\\</u>	
---------------------------------	------	-----------------	--

Sterling Savings Bank

By: Jason Delp, Assistant VP and Asset

Recovery Manager

STATE OF

Oregon Washington): Klamath Spokane) County of

MINIMUM A LAVIA

by Jason Delp as Assistant VP and Asset Recovery Manager of Sterling Sayings Bank, on behalf of the .

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