

1st 1706775

2011-007878

Klamath County, Oregon



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07/01/2011 02:09:06 PM

Fee: \$42.00

THIS

After recording return to:  
**Brent Thomas**  
3130 S. Sixth Street  
Klamath Falls OR 97603

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

**Brent Thomas**  
3130 S. Sixth Street  
Klamath Falls OR 97603

File No.: 1110075-NS  
Date: June 13, 2011

### STATUTORY BARGAIN AND SALE DEED

U.S. Bank National Association ND, Grantor, conveys to Brent Thomas, Grantee, the following described real property:

Please refer to Exhibit "A" Legal Description, attached hereto and made a part hereof.

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$30,000.00. (Here comply with requirements of ORS 93.030)

F

Dated this 13th day of June, 2011.

U.S. Bank National Association ND

Jill E. Roppe  
By: Authorized Signer  
Jill E. Roppe/ REO Officer

STATE OF Minnesota, County of Hennepin

) ss.

The foregoing instrument was acknowledged before me this 15th day of June, 2011,  
by Jill E. Roppe who is the REO Officer of U.S. Bank National Association  
ND.

Corinna L. Duffy  
Notary Public for Minnesota  
My commission expires: \_\_\_\_\_



### Exhibit "A" Legal Description

Lot 16, in Block 44, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.