

NWC 91349 • US

2011-010581

Klamath County, Oregon



00107579201100105810020025

09/20/2011 03:14:52 PM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

Washington Federal Savings

300 Ellsworth Street SW

Albany, OR 97321

Grantor's Name and Address

Kacy R. Stonecypher

3305 Cannon Avenue

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Kacy R. Stonecypher

3305 Cannon Avenue

Klamath Falls, OR 97603

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

Kacy R. Stonecypher

3305 Cannon Avenue

Klamath Falls, OR 97603

Escrow No. MT91349-MS

Title No. 0091349

BSD r.042611

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Washington Federal Savings,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Kacy R. Stonecypher,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

**Lot 22 in Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 75 feet of the Southerly 100 feet thereof, with bearings based on Minor Partition 14-82 filed in the Klamath County Clerk's Office.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$84,800.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

Grantor conveys and specially warrants to Kacy R. Stonecypher, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M06-01555 In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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

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.

In Witness Whereof, the grantor has executed this instrument this 16 day of September, 2011; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Washington Federal Savings

BY: [Signature]  
Peggy Hobin, SVP Division Manager

BY: [Signature]  
Stacy M. Hart, VP Commercial RE Manager

State of Oregon

County of Linn

This instrument was acknowledged before me on September 16, 2011 by Peggy Hobin, SVP Division Manager and Stacy M. Hart, VP Commercial RE Manager as authorized signers for Washington Federal Savings.

[Signature]  
(Notary Public for Oregon)

My commission expires 7-27-11

