

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



INVESTORS MORTGAGE CO.

FRANCIS V. CLARK and COLLEEN B. CLARK

Grantor's Name and Address

RICHARD H. MARLATT

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Same as below

Until requested otherwise, send all tax statements to (Name, Address, Zip):

RICHARD H. MARLATT

3500 Summer Lane Space 31  
Klamath Falls OR  
97603SPACE RESEI  
FOR  
RECORDER'S USE

11/23/2011 02:34:47 PM

Fee: \$37.00

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

mrc 91742-

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that INVESTORS MORTGAGE CO., an Oregon corporation, and FRANCIS V. CLARK and COLLEEN B. CLARK

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD H. MARLATT

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The South 36.5 feet of the North 121.0 feet of Lots 1 and 2 in Block 12 of HOT SPRINGS ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

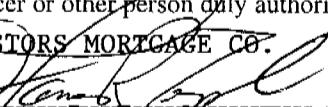
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$76,083.77. However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on November 7, 2011; if grantor is a corporation, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEED TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.306 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 FEED 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.

INVESTORS MORTGAGE CO.

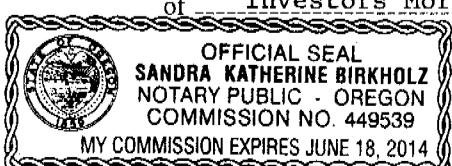
By:  James R. Templin, PresidentFrancis V. Clark  
Francis V. ClarkColleen B. Clark  
Colleen B. Clark

STATE OF OREGON, County of Marion ss.

This instrument was acknowledged before me on November 7, 2011, by Francis V. Clark and Colleen B. Clark

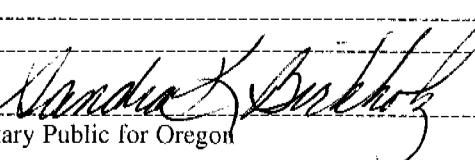
This instrument was acknowledged before me on AND, by James R. Templin

as President, of Investors Mortgage Co.



Notary Public for Oregon

My commission expires



37Amet