

1st 1761672

2011-013247
Klamath County, Oregon



00110722201100132470030037



After recording return to:
Gene Bradley and Trudy Bradley
926 SW 6th St.
Grants Pass, OR 97526

Until a change is requested all tax statements
shall be sent to the following address:
Gene Bradley and Trudy Bradley
926 SW 6th St.
Grants Pass, OR 97526

File No.: 4203-1761672 (SC)
Date: November 17, 2011

THIS SPACE RI

11/29/2011 03:33:03 PM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Sterling Savings Bank, Grantor, conveys to **Gene Bradley and Trudy Bradley, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$171,500.00**. (Here comply with requirements of ORS 93.030)

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.

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APN: R507277

Bargain and Sale Deed
- continued

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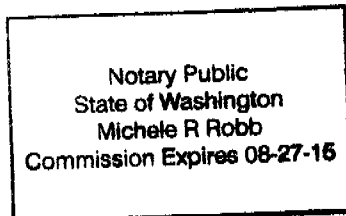
Dated this 17th day of November, 2011.

Sterling Savings Bank

Jason E. Delp, AVP
By: Jason Delp, AVP, Asset Recovery
Manager

STATE OF Washington)
)ss.
County of Spokane)

This instrument was acknowledged before me on this 17th day of November, 2011
by Jason Delp as AVP, Asset Recovery Manager of Sterling Savings Bank, on behalf of the ..



Michele R Robb
Notary Public for Washington
My commission expires: 8-27-2015

APN: R507277

Bargain and Sale Deed
- continued

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EXHIBIT A

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

A portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1128 feet East of an iron pin driven into the ground inside the fence corner at the Southwest corner of the Northwest Quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Klamath Falls-Lakeview Highway; thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the point of beginning.