

1st 1761686

2011-013296

Klamath County, Oregon



00110777201100132960030038



THIS SF

11/30/2011 03:17:33 PM

Fee: \$47.00

After recording return to:
Jay G. Thorpe and Shelly L. Thorpe
5225 Burgdorf Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Jay G. Thorpe and Shelly L. Thorpe
5225 Burgdorf Road
Bonanza, OR 97623

File No.: 4203-1761686 (SC)
Date: November 23, 2011

STATUTORY BARGAIN AND SALE DEED

Sterling Savings Bank, Grantor, conveys to **Jay G. Thorpe and Shelly L. Thorpe, tenants by the entirety**, 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 **\$212,000.00**. (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.

Dated this 23rd day of November, 2011.

✓

APN: R597786

Bargain and Sale Deed
- continued

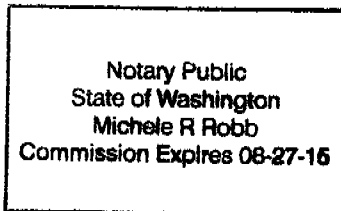
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Sterling Savings Bank

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 23rd 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: R597786

Bargain and Sale Deed
- continued

File No.: 4203-1761686 (SC)
Date: 11/23/2011

EXHIBIT A

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

A tract of land situated in the E1/2 W1/2 NE1/4 and the East 198 feet of the W1/2 W1/2 NE1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East 1/16 corner common to Section 7 and said Section 18; thence South 00°03'03" West 1257.72 feet; thence South 89°53'33" West 865.61 feet; thence North 00°01'43" East 1257.72 feet; thence North 89°53'33" East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834