

1st 1845923-ALF

2012-002401

Klamath County, Oregon



00114902201200024010020029

03/06/2012 02:58:28 PM

Fee: \$42.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Michael J Hagen, Jr and Renee P Hagen

151 Johnson Dr
Grants Pass, OR 97607
Grantor Address:
Washington Federal Savings
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1845923 (ALF)
Date: March 02, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Washington Federal Savings, Grantor, conveys to **Michael J Hagen, Jr and Renee P Hagen**, husband and wife, Grantee, the following described real property:

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

Lot 14 in Block 49 of Buena Vista Addition to the City of Klamath, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$25,000.00**. (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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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APN: R442113

Bargain and Sale Deed
- continued

File No.: 7021-1845923 (ALF)
Date: 03/02/2012

Dated this 3 day of March, 2012.

Washington Federal Savings

By: Peggy Hobin, SVP Division
Manager

By: Stacy M Hart, VP Commercial RE Manager

STATE OF Oregon)
)ss.
County of Linn)

This instrument was acknowledged before me on this 3 day of March, 2012
by Peggy Hobin as SVP Division Manager and Stacy M Hart as VP Commercial RE Manager of Washington
Federal Savings, on behalf of the .



Notary Public for Oregon
My commission expires: 7.27.13