

1st 1875977 - SK

2012-005874

Klamath County, Oregon



00118993201200058740020025



THIS SPACE RE

05/30/2012 11:33:00 AM

Fee: \$42.00

After recording return to:  
Francisco Rodriguez and Ana B.  
Rodriguez  
23229 Hwy 140 E.  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Francisco Rodriguez and Ana B.  
Rodriguez  
23229 Hwy 140 E.  
Bonanza, OR 97623

File No.: 7021-1875977 (SFK)  
Date: May 16, 2012

### STATUTORY BARGAIN AND SALE DEED

**Sterling Savings Bank**, Grantor, conveys to **Francisco Rodriguez and Ana B. Rodriguez, husband and wife**, Grantee, the following described real property:

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

**That portion of the S 1/2 of the NE 1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of the Railroad Right of Way and Northwesterly of State Highway 140.**

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

F 42-

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.

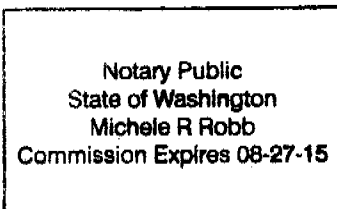
Dated this 25 day of MAY, 2012.

Sterling Savings Bank

Jason E. Delp, ANP  
By: Jason Delp, Assistant Vice  
President, Asset Recovery Manager

STATE OF Oregon Washington )  
 )ss.  
County of Klamath Spokane )

This instrument was acknowledged before me on this 24<sup>th</sup> day of May, 2012  
by Jason Delp as Assistant Vice President, Asset Recovery Manager of Sterling Savings Bank, on behalf of  
the .



Michele R Robb  
Notary Public for Oregon Washington  
My commission expires: 8-27-15