

MT94208-MS



THIS SPAC

2012-007691

Klamath County, Oregon



00121166201200076910020026

07/13/2012 03:14:51 PM

Fee: \$42.00

Washington Federal Savings

425 Pike Street

Seattle, WA 98101

Grantor's Name and Address

Steven R. Ball

1735 Crescent Avenue

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Steven R. Ball

1735 Crescent Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Steven R. Ball

1735 Crescent Avenue

Klamath Falls, OR 97601

Escrow No. MT94208-MS

Title No. 0094208

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Washington Federal Savings,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Steven R. Ball and Kristi L. Ball, as tenants by the entirety,

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

The Easterly 55 feet of Lot 3, Block 1, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$19,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

Grantor conveys and specially warrants to **Steven R. Ball and Kristi L. Ball, as tenants by the entirety**, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded February 2, 2007 in Volume 2007-001861, Microfilm Records of Klamath County, Oregon, except as specifically set forth below:

422mf

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.

In Witness Whereof, the grantor has executed this instrument this 10 day of July, 2012; if a corporate grantor, 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.

Washington Federal Savings

BY: [Signature]
Peggy Hobin, SVP Division Manager

BY: [Signature]
Stacy M. Hart, VP Commercial RE Manage

State of Oregon

County of Linn

This instrument was acknowledged before me on July 10, 2012 by Peggy Hobin, as SVP Division Manager and Stacy M. Hart, as VP Commercial RE Manager for Washington Federal Savings.

[Signature]
(Notary Public for Oregon)

My commission expires 7-27-13

