

1st 1871200 de

2012-007825

Klamath County, Oregon



00121338201200078250030030

THIS SPACE R

07/18/2012 02:54:14 PM

Fee: \$47.00



After recording return to:  
M. Margaret Carpenter  
8260 Hill Rd.  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
M. Margaret Carpenter  
8260 Hill Rd.  
Klamath Falls, OR 97603

File No.: 7021-1871200 (SFK)  
Date: July 11, 2012

### STATUTORY BARGAIN AND SALE DEED

**Sterling Savings Bank**, Grantor, conveys to **M. Margaret Carpenter**, Grantee, the following described real property:

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

1. 2012/2013 Taxes a lien not yet due and payable.

The true consideration for this conveyance is **\$186,000.00**. (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.

Dated this 17 day of July, 20 12.

APN: R601316

Bargain and Sale Deed  
- continued

File No.: 7021-1871200 (SFK)  
Date: 07/11/2012

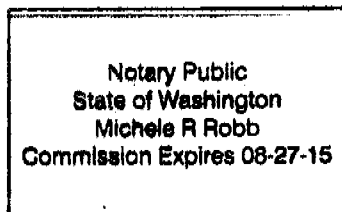
Sterling Savings Bank

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

STATE OF Washington )  
County of Spokane ) ss.

This instrument was acknowledged before me on this 17<sup>th</sup> day of July, 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 Spokane  
My commission expires: 8-27-15



**EXHIBIT A**

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

**A tract of land situated in the NE 1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW 1/4 NE 1/4 of said Section 28; thence South 89°54'41" East 10.70 feet; thence South 00°19'32" West 1537.06 feet; Thence West 822.06 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence continuing West 60 feet; thence South 320.00 feet, more or less; thence West, on a line passing over the center of a well, 280.31 feet; thence South 21°52'50" East 231.43 feet; thence South 34°05'44" East 283.82 feet; thence South 13°49'31" East 68.80 feet; thence North 40°20'19" East 121.31 feet; thence North 744.14 feet to the true point of beginning.