2012-010464Klamath County, Oregon

09/21/2012 10:57:49 AM

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Fee: \$42.00



After recording return to: Gregory N. Pepple and Carla J. Pepple PO Box 21381, 17865 Blackbird Drive Reno, OR 89508

Until a change is requested all tax statements shall be sent to the following address:
Gregory N. Pepple and Carla J. Pepple PO Box 21381, 17865 Blackbird Drive Reno,OR 89508

File No.: 7021-1959295 (SFA) Date: September 17, 2012

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STATUTORY BARGAIN AND SALE DEED

THIS SPACE RES

Sterling Savings Bank Successor In Interest by Merger to Klamath First Federal Savings and Loan Association, Grantor, conveys to Gregory N. Pepple and Carla J. Pepple, 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 5 in Block 4, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/68th interest In Lots 4 and S, Block 1, RAINBOW PARK ON THE WILLIAMSON.

The true consideration for this conveyance is \$43,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7021-1959295 (SFA) Date: 09/17/2012

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 18th day of September, 2012.

Sterling Savings Bank Successor in Interest by Merger to Klamath First Federal Savings and Loan Association

President, Asset Recovery Manager

Oregon Washington)

Klamath Spokane) STATE OF

County of

This instrument was acknowledged before me on this 18th day of September , 2012 by Jason Delp as Assistant Vice President, Asset Recovery Manager of Sterling Savings Bank Successor in Interest by Merger to Klamath First Federal Savings and Loan Association, on behalf of the .

Notary Public State of Washington Michele R Robb Commission Expires 08-27-15

Notary Public for Oregon Washington My commission expires: 8.27.15