



THIS SPACE RESERVED FOR RECORDER'S USE

Washington Federal Savings  
300 Elsworth Street SW  
Albany, OR 97321

Grantor's Name and Address

Randy Moss  
P.O. Box 377  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Randy Moss  
P.O. Box 377  
Klamath Falls, OR 97601

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

Randy Moss  
P.O. Box 377  
Klamath Falls, OR 97601

Escrow No. MT96436-MS  
Title No. 0096436  
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

**Randy Moss,**

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 Southerly 40 feet of Lot 1, Block 218, MILLS SECOND ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

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

Grantor conveys and specially warrants to RANDY MOSS, 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 January 30, 2007 in Volume 2007-001606, Microfilm Records of Klamath County, Oregon

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

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

42 AMT

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 29 day of January, 2013; 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]  
Johnna Magers, Appraisal Review Officer

State of Oregon  
County of Linn

This instrument was acknowledged before me on January 29, 2013 by Peggy Hobin, SVP Division Manager and Johnna Magers, Appraisal Review Officer for Washington Federal Savings.



[Signature]  
(Notary Public for Oregon)

My commission expires 7-27-13