

MTL 96960-DS

RECORDING REQUESTED BY:
AmeriTitle

2013-004266

Klamath County, Oregon

04/22/2013 03:51:56 PM

Fee: \$42.00

GRANTOR:
Sterling Savings Bank
111 N. Wall Street
Spokane, WA 99201

GRANTEE:
Robert D Nelson
5515 Schiesel Ave
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Robert D Nelson
5515 Schiesel Ave
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Robert D Nelson
5515 Schiesel Ave
Klamath Falls, OR 97603

Escrow No: MT96960-DS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Sterling Savings Bank, Grantor, conveys to Robert D. Nelson, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 4, KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$73,000.00. (See 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.

42 AMT

BARGAIN AND SALE DEED

Dated: April 18, 2013

Sterling Savings Bank,

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

State of Washington
County of Spokane

This instrument was acknowledged before me on April 18, 2013 by Jason Delp, Assistant Vice President and Asset Recovery Manager, Sterling Savings Bank.

Michele R. Robb
Notary Public - State of Washington
My commission expires: 8-27-15

