2013-006350

Klamath County, Oregon 06/05/2013 03:43:09 PM

Fee: \$42.00

| MMTC 97693- | HIS SPACE RESERVED FOR RECORDER'S USE |
|--|---------------------------------------|
| AmeriTitle Washington Federal Savings | HIS SPACE RESERVED FOR RECORDER'S USE |
| 425 Pike Street | |
| Seattle, WA 98101 | - |
| Grantor's Name and Address | |
| Ronald W. Ketler | |
| 24596 Hwy 299E | _ |
| Canby, CA 96015 | _ |
| Grantee's Name and Address | |
| After recording return to: Ronald W. Ketler | |
| 24596 Hwy 299E Canby, CA 96015 | _ |
| Until a change is requested all tax statements shall be sent to the following address: Ronald W. Ketler 24596 Hwy 299E | |
| Canby, CA 96015 | |
| Escrow No. MT97693-MS Title No. 0097693 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

Ronald W. Ketler and Julie A. Ketler, 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 **:

**Grantor conveys and specially warrants to Ronald W. Ketler and Julie A.Ketler, 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 in Klamath County, Instrument No. 2007-03363:

The Northerly 45 feet of Lot 8, Block 96, BUENA VISTA ADDITION to the City of Klamath Falls, 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 \$\frac{\$43,000.00}{.}\$.

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

42AMI

Page 2 - Bargain and Sale Deed - Signature / Notary page Escrow No. MT97693-MS

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

My commission expires 9.23.2014

Notary Public
State of Washington
JOY N. PARDUE
MY COMMISSION EXPIRES

September 23, 2014