



Washington Federal, successor by merger to
South Valley Bank & Trust

PO Box 5210

Klamath Falls, OR 97601

Grantor's Name and Address

Don Neil Parker

1517 W. Noble Avenue

Visalia, CA 93277

Grantee's Name and Address

After recording return to:

Don Neil Parker

1517 W. Noble Avenue

Visalia, CA 93277

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

Don Neil Parker

1517 W. Noble Avenue

Visalia, CA 93277

Escrow No. MT98137-LW

Title No. 0098137

BSD r.020212

THIS SPACE RESERVED FOR RECORD

2013-008096

Klamath County, Oregon

07/16/2013 03:34:24 PM

Fee: \$42.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Washington Federal, successor by merger to South Valley Bank & Trust,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Don Neil Parker and Brandon Dane Parker, with the rights of survivorship,

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 Easterly 90 feet of Lots 11 and 12 in Block 6, NORTH BLY, 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 **\$37,800.00**.

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.

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.

42 Amt

62

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 10th day of July, 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.

by [Signature] (as) EVP of
Washington Federal, successor by merger to South Valley
Bank & Trust

State of Washington
County of King

This instrument was acknowledged before me on July 10th, 2013 by Mark A. Schoonover ^{EVP} of Washington Federal formerly South Valley Bank & Trust.

[Signature]
(Notary Public for Washington)
My commission expires 9-23-2014

