

# AMERITITLE



RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
ONEWEST BANK  
GRANTEE:  
BANK OF AMERICA, N.A.

SEND TAX STATEMENTS TO:  
ONEWEST BANK, FSB  
2900 ESPERANZA CROSSING  
AUSTIN, TX 78758

AFTER RECORDING RETURN TO:  
ONEWEST BANK, FSB  
2900 ESPERANZA CROSSING  
AUSTIN, TX 78758

Escrow No: 20130069834-FTPOR03

2563 Homedale Road  
Klamath Falls, OR 97603

**2013-010630**  
Klamath County, Oregon  
09/18/2013 11:11:14 AM  
Fee: \$42.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

ONEWEST BANK, FSB, Grantor, conveys to BANK OF AMERICA, N.A., Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Parcel 1 of Land Partition 20-00 being Lots 7 and 8, Block 3 and Lots 7 and 8, Block 4 of "Bailey Tracts No. 2" and a portion of vacated Ronald Street, situated in the SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$0.00. (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.**

Dated: 9/12/13



ONEWEST BANK, FSB

BY: \_\_\_\_\_

NAME: Louise Chavez

TITLE: AVP

State of **TEXAS**  
County of **TRAVIS**

**SEP 17 2013**

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
Louise Chavez AVP/REO

as AVP of OneWest Bank FSB

[Signature]  
Notary Public - State of Texas

My commission expires: 7-21-16

