

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2013-012707

Klamath County, Oregon

11/13/2013 02:28:05 PM

Fee: \$67.00

AMERITITLE

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: MT99444-CT

Please print or type information.

1 AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: MARK HAMLIN AND DOREEN HAMLINAddress: 32689 VIEWCREST DRIVECity, ST Zip: WARREN, OR 97053**2 TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): BARGAIN AND SALE DEED**3 DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)**
for Conveyances list Seller; for Mortgages/Liens list Borrower/DebtorGrantor Name & Address: WASHINGTON FEDERAL; 300 ELLSWORTH ST. SE; ALBANY, OR 97321

Grantor Name & Address: _____

4 INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/CreditorGrantee Name & Address: MARK HAMLIN AND DOREEN HAMLIN; 32689 VIEWCREST DRIVE; WARREN, OR 97053

Grantee Name & Address: _____

Grantee Name & Address: _____

Grantee Name & Address: _____

5 For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: MARK HAMLIN AND DOREEN HAMLINAddress: 32689 VIEWCREST DRIVECity, ST Zip: WARREN, OR 97053**6 TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$ 39,900.00**7 TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. - Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: 4011-02700-00800-000, 4011-02700-00900-000, 4011-02700-01000-000

47.00

THIS SPACE RESERVED FOR RECORDER'S USE



Washington Federal, a Successor by merger to
South Valley Bank & Trust
300 Ellsworth Street SW
Albany, OR 97321

Grantor's Name and Address

Mark Hamlin
32689 Viewcrest Dr.
Warren, OR 97053

Grantee's Name and Address

After recording return to:
Mark Hamlin
32689 Viewcrest Dr.
Warren, OR 97053

Until a change is requested all tax statements
shall be sent to the following address:
Mark Hamlin
32689 Viewcrest Dr.
Warren, OR 97053

Escrow No. MT99444-CT
Title No. 0099444
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Washington Federal, a Successor by merger to South Valley Bank & Trust,

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

Mark Hamlin and Doreen Hamlin, 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:

A parcel of land situated in the S1/2 N1/2 of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin with plastic cap on the north line of the S1/2 N1/2 of said Section 27, from which the W1/4 corner of said Section 27 bears North 89° 49' 13" West 2,266.50 feet and South 00° 06' 04" West 1,321.35 feet; thence South 89° 49' 13" East, along said north line, 3,019.35 feet to the east line of said Section 27; thence South 01° 18' 19" West, along said East line, 657.26 feet; thence North 89° 53' 43" West 3,811.45 feet; thence North 37° 19' 50" East 361.16 feet; thence North 66° 58' 05" East 357.11 feet; thence North 48° 06' 22" East 348.50 feet to the point of beginning, with bearing based on survey No. 3358, as recorded in the Office of the Klamath County Surveyor.

Also known as Parcel 2 of Major Land Partition 3-84 on file in the Office of the Klamath County Engineer.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,900.00.

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

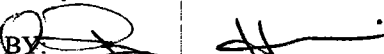
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

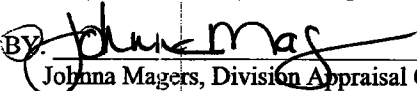
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 12 day of November, 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, a Successor by merger to South
Valley Bank & Trust

BY: 

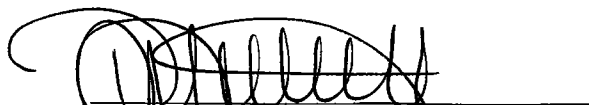
Peggy Hobin, Division Manager/Senior Vice President

BY: 

Johnna Magers, Division Appraisal Officer

State of Oregon
County of Linn

This instrument was acknowledged before me on November 12 2013 by Peggy Hobin, Division Manager/Senior Vice President and Johnna Magers, Division Appraisal Officer for Washington Federal, a Successor by merger to South Valley Bank & Trust.


(Notary Public for Oregon)
My commission expires 8/13/2017

