

MT0100357

2014-002674

Klamath County, Oregon

03/28/2014 08:55:20 AM

Fee: \$57.00

AMERITITLE

Western Title & Escrow

Order Number: 84967

Grantor
AmericanWest Bank, successor by merger to PremierWest Bank 503 Airport Road Medford, OR 97504
Grantee
Vistoso Holding Company, LLC 36256 S Cypress Dr Tucson, AZ 85739
Until a change is requested, all tax statements shall be sent to the following address:
Vistoso Holding Company, LLC 36256 S Cypress Dr Tucson, AZ 85739

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

AmericanWest Bank, successor by merger to PremierWest Bank, Grantor conveys to Vistoso Holding Company, LLC, a Nevada Limited Liability Company, Grantee the following described real property:

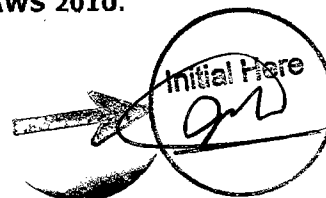
See Attached Exhibit A

Map & Tax Lot: 3809-03400-00200-000Account: 442738
Map & Tax Lot: 3809-3400-00300-000Account: 442747
Map & Tax Lot: 3809-3400-006900-000Account: 445085
Map & Tax Lot: 3809-03400-00600-000Account: 445067
Map & Tax Lot: 3809-034DA-01600-000Account: 445094


The true consideration for this conveyance is \$109,327.00. (Here comply with requirements of 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.

57.00



Executed this 25th day of March, 2014

 **AmericanWest Bank, successor by merger to PremierWest Bank**

By:
Its

Michael F. Koch
Regional President

State of Oregon, County of Tackson) ss.

This instrument was acknowledged before me on this 25th day of March, 2014 by
Michael F. Koch, as Regional President of
AmericanWest Bank, successor by merger to PremierWest Bank

Rossann E. Grimm
Notary Public for the State of Oregon
My commission expires: Sep 3, 2016

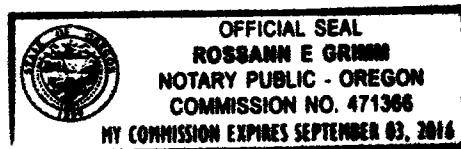


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

Tracts 12 and 15, ENTERPRISE TRACTS, situated in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portions of the above described tracts lying within Tract 1031, Shadow Hills-1 or any vacated portion thereof vacated by Ordinance No. 5852 and recorded in Deed Volume M72, at Page 5439, Microfilm Records of Klamath County, Oregon.

Parcel 2

Tract No. 18 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3

A parcel of land lying in Tracts 20 and 21 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the center of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning.

TOGETHER WITH a right of way along existing roads on the East side of Tract 21.

EXCEPTING THEREFROM the following described parcel: Beginning at a point at the Northeast corner of Tract 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence Southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a distance of 164.2 feet, more or less parallel to the Northern boundary line of said tract; thence continuing East along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Foothill Boulevard.

(continued)

(legal description continued)

Parcel 4

All of Tract 21 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Joe Bart and Edith Bart by Deed Volume 305, page 230, and those portions conveyed to the State of Oregon by and through its State Highway Commission by Deed volume 337, page 350 and by Deed Volume M67, page 7464, all Records of Klamath County, Oregon.