



Washington Federal Successor by Merger with  
South Valley Bank & Trust

425 Pike Street

Seattle, WA 98101

Grantor's Name and Address

Bruce S. Reed

524 Main Street

Little Rock, AR 72201

Grantee's Name and Address

After recording return to:

Bruce S. Reed

524 Main Street

Little Rock, AR 72201

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

Bruce S. Reed

524 Main Street

Little Rock, AR 72201

Escrow No. MD0004435

Title No. 0004435

BSD r.020212

THIS SPACE RESERVED FOR RECORD

2014-003645

Klamath County, Oregon

04/18/2014 11:19:01 AM

Fee: \$47.00

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Washington Federal Successor by Merger with South Valley Bank & Trust,**

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

**Bruce S. Reed,**

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 Jefferson, State of Oregon, described as follows, to wit:

**Lot 85 of TRACT 1318-GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$15,000.00**.

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

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.

**\$47.00**

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 16<sup>th</sup> day of April, 2014; 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 Successor by Merger with South  
Valley Bank & Trust

BY: Ricka Gerstmann  
Ricka Gerstmann, Assistant Vice President

BY: Ronald L. McKenzie  
Ronald L. McKenzie, Senior Vice President

State of Washington  
County of King

This instrument was acknowledged before me on April 16<sup>th</sup>, 2014 by Ricka Gerstmann, as Assistant Vice President and Ronald L. McKenzie, Senior Vice President of Washington Federal Successor by Merger with South Valley Bank & Trust.

Joy N. Pardue  
(Notary Public for ~~Oregon~~ Washington)  
My commission expires 9.23.2014

