

2014-004615

Klamath County, Oregon

05/07/2014 10:51:26 AM

Fee: \$52.00



After recording return to:
Vistoso Holding Co., LLC
12995 N Oracle Rod, #141-313
Tucson, AZ 95739

Until a change is requested all tax
statements shall be sent to the
following address:
Vistoso Holding Co., LLC
12995 N Oracle Rod, #141-313
Tucson, AZ 95739

File No.: 7161-2237363 (DFW)

Date: May 01, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

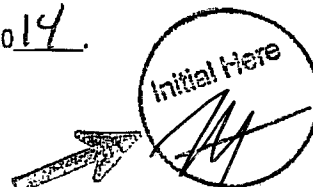
AmericanWest Bank, successor by merger with PremierWest Bank., Grantor, conveys to **Vistoso Holding Co., LLC,** Grantee, the following described real property:

The land referred to in this report is described in Exhibit A attached hereto.

The true consideration for this conveyance is **\$42,739.00.** (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.

Dated this 2nd day of May, 2014.



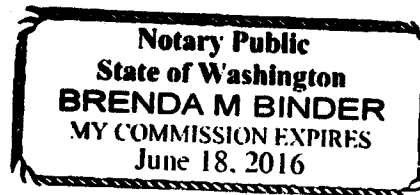
APN: R11579

Bargain and Sale Deed
- continued

File No.: 7161-2237363 (DEW)
Date: 05/01/2014

AmericanWest Bank, successor by merger with
PremierWest Bank.

→ John Mackay
By: John Mackay
Vice President (Title)



STATE OF Washington)
Oregon)ss.
County of Spokane)

This instrument was acknowledged before me on this 2ND day of May, 2014
by John Mackay as VP (Title) of AmericanWest Bank,
successor by merger with PremierWest Bank., on behalf of the Bank.

Brenda m. Binder
Notary Public for ~~Oregon~~ Washington
My commission expires: June 18, 2016

APN: R11579

Bargain and Sale Deed
- continued

File No.: 7161-2237363 (DEW)
Date: 05/01/2014

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Lots 60, 69, 70, 71, 72, 73, 74, 75, 76, 77, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119 and 129 Cregan Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND vacated Lots 147 thru 162 of Cregan Park in the SW 1/4 NW 1/4 Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

Lots 52 to and including Lot 59; Lots 61 to and including Lot 68; Lots 78 to and including Lot 85; Lots 95 to and including Lot 98; Lots 101 and 102 and Lots 120 to and including Lot 128, All in Cregan Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Vacated Lots 138 to and including Lot 146; vacated Lots 163 to and including Lot 171 of Cregan Park in the SW 1/4 NW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 3:

Parcels 1 and 2 of Land Partition 60-07 begin a portion of Vacated Lots 99 and 100 of Cregan Park situated in the SW 1/4 NW 1/4 Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Tax Parcel Number: R11579 and R535399 and R535415 and R535433 and R535497 and R535503 and R535521 and R809147 and R894910 and R768618

