



Lawyers Title



2014-009643

Klamath County, Oregon

09/16/2014 12:18:36 PM

Fee: \$47.00

Clackamas Branch
File No. 16F0185657

Return to:
Bulldog Capital Partners, LLC
4550 Kruse Way, #125
Lake Oswego, OR 97035

Until a change is requested, all tax statements shall be sent
to the following address:
Bulldog Capital Partners, LLC
4550 Kruse Way, #125
Lake Oswego, OR 97035

STATUTORY BARGAIN AND SALE DEED

ML
Arthur L. Sizemore and Glenda J. Sizemore, husband and wife, Grantor, conveys to
~~American West Bank~~, A Washington State Chartered Bank, Grantee, the following described real
property:

*AmericanWest

Lots 4 and 5 in Block 4, Tract No. 1046, ROUND LAKE ESTATES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

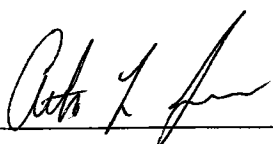
This Deed also includes all redemption rights arising out of the sheriff's sale of the above described
property on April 11, 2014, Case No. 1302900CV in the Circuit Court for Klamath County, Oregon.

Tax Account No. 494085 and 494094

The true consideration for this conveyance is \$300.00.

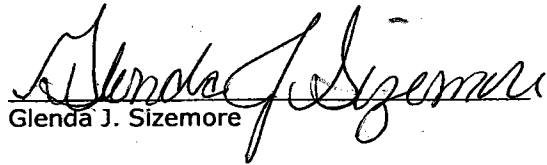
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9
AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated 11 day of September, 2014

4700


Statutory Bargain and Sale Deed - Individual
ORRQ 6/2005; Rev. 12/2007

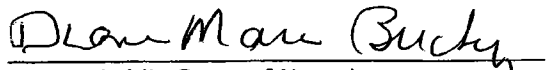
Arthur L. Sizemore


Glenda J. Sizemore

STATE OF Nevada

COUNTY OF Lyon

The foregoing instrument was acknowledged before me this 11th day of September, 2014 by Arthur L. Sizemore and Glenda J. Sizmeore.



Notary Public State of Nevada

My commission expires: 28/July/2015

Order No. 16F0185657

