



AmeriTitle
MTC 10/16/14

2014-009644
Klamath County, Oregon
09/16/2014 12:18:36 PM
Fee: \$47.00

Clackamas Branch
File No. 16F0185657

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

STATUTORY BARGAIN AND SALE DEED

Handwritten initials: H, M
Americanwest Bank, a Washington State Chartered Bank, a Washington Limited Liability Company, Grantor, conveys to Bulldog Capital Partners, LLC, Grantee, the following described real property:

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

Tax Account No. 3909-007DA-04600-000 and 3908-007DA-04500-000

Commonly known as 14008 Meadowbrook Ct., Klamath Falls OR 97601

The true consideration for this conveyance is \$64,500.00 (Price includes other properties).

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.



Handwritten: 4700
Statutory Bargain and Sale Deed -Individual
ORRQ 6/2005; Rev. 12/2007

Dated 10th day of September, 2014

Americanwest Bank

By: Jeff Norman

It's Senior Vice President

STATE OF Washington
COUNTY OF Spokane

The foregoing instrument was acknowledged before me this 10th day of September, 2014 by Jeff Norman as the SVP of Americanwest Bank on its behalf.

Brenda M. Binder
Notary Public State of Washington
My commission expires: June 18, 2016

Order No. 16F0185657

Notary Public
State of Washington
BRENDA M BINDER
MY COMMISSION EXPIRES
June 18, 2016