

187 2299573-ALF



After recording return to:
Pine Tree Plaza, LLC
12171 Kestrel Rd
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Pine Tree Plaza, LLC
Same As Above

File No.: 7021-2299573 (ALF)
Date: September 25, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

AmericanWest Bank successor by merger with Premierwest Bank, Grantor, conveys to Pine Tree Plaza, LLC, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$451,793.84**. (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 25th day of September, 2014.



F.
57.00

APN: R881243

Bargain and Sale Deed
- continued

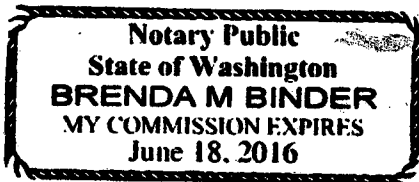
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AmericanWest Bank successor by merger
with Premierwest Bank

→ Jeff Norman
By: Jeff Norman, Senior Vice President

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

This instrument was acknowledged before me on this 25 day of September, 20 14
by Jeff Norman as Senior Vice President of AmericanWest Bank successor by merger with Premierwest
Bank, on behalf of the .



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

APN: R881243

Bargain and Sale Deed
- continued

File No.: 7021-2299573 (ALF)
Date: 09/25/2014

EXHIBIT A

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

Parcel 1:

Lot 92, Running Y Resort, Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Lot 400

Parcel 2:

A.) Parcel 2 of Land Partition 49-09, being a replat of Lot 94 Running Y Resort, Phase 1, located in the SW 1/4 of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Lot 501

B.) Parcels 1 & 2 Land Partition 8-10, being a replat of Lot 95 Running Y Resort, Phase 1, located in the SW 1/4 of Section 9 Township 38 South, Range 8 East of the willamette Meridian, Klamath County, Oregon.

Tax Lot 600 & 601

Parcel 3:

Parcel 2 of Land Partition 53-06, a replat of Lots 85 and 93 of Tract 1319 Running Y Resort, Phase 1, located in the SW 1/4 of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Lot 300

Parcel 4:

An undivided 91% interest in:

Parcel 2 of Land Partition 33-07 being a replat of Parcel 1 of Land Partition 53-06, located in the SW 1/4 of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Lot 202 (Parking Lot)

