

AFTER RECORDING RETURN TO:  
Premier Community Bank  
314 East Main Street  
Hillsboro, OR 97123

SEND ALL TAX STATEMENTS TO:  
Premier Community Bank  
314 East Main Street  
Hillsboro, OR 97123

**2014-010230**  
Klamath County, Oregon  
10/02/2014 03:27:44 PM  
Fee: \$52.00

## **STATUTORY BARGAIN AND SALE DEED**

**GRANTOR:** **TROUBLED ASSET SOLUTIONS, LLC, in its capacity as  
Receiver for The Mortgage Exchange, Inc., Washington  
County Circuit Court Case No. C112822CV**

**GRANTEE:** **PREMIER COMMUNITY BANK**

**TRUE AND ACTUAL  
CONSIDERATION:** \$114,800.00

Grantor conveys to Grantee all of the Grantor's right, title and interest, in and to the real property described on the Exhibit A attached hereto.

**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**



Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 7: North 1/2 Northwest 1/4 and Southwest 1/4 Northwest 1/4.

Government Lots 1, 2, 3 and 4 Section 18, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

\\G:\Clients\7225\002\Nehalem Property\O Exhibit B.wpd

EXHIBIT A  
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