

187 2313557



After recording return to:
Gary Lee Crandell and Kathryn Aline
Crandell
158 Scenic Court
Concord, CA 94518

Until a change is requested all tax
statements shall be sent to the
following address:
Gary Lee Crandell and Kathryn Aline
Crandell
158 Scenic Court
Concord, CA 94518

File No.: 7012-2313557 (PSD)
Date: September 07, 2014

2014-010599
Klamath County, Oregon
10/10/2014 11:23:41 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Washington Federal, Successor by merger to South Valley Bank & Trust, Grantor, conveys to
Gary Lee Crandell and Kathryn Aline Crandell, Grantee, the following described real property:

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

**Lot 6 of TROUBADOR TRAIL - TRACT 1360, a resubdivision of Lots 1, 2 and 36 of TRACT 1316
PARADISE HILL, according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.**

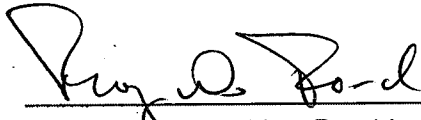
The true consideration for this conveyance is **\$20,000.00**. (Here comply with requirements of ORS 93.030)

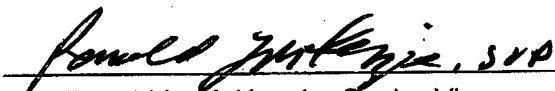
F.
57.00

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 this 8TH day of OCTOBER, 2014.

Washington Federal, Successor by merger
to South Valley Bank & Trust


By: Roger Ford, Vice President


By: Ronald L. McKenzie, Senior Vice
President

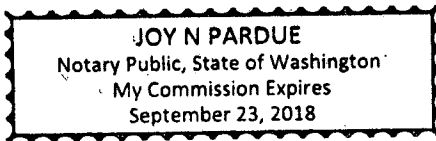
APN: R887883

Bargain and Sale Deed
- continued

File No.: 7012-2313557 (PSD)
Date: 09/07/2014

STATE OF Washington)
)ss.
County of King)

This instrument was acknowledged before me on this 8th day of October, 2014
by Roger Ford, Vice President and as Ronald L. McKenzie, Senior Vice President of Washington Federal,
Successor by merger to South Valley Bank & Trust, on behalf of the .



Joy N. Pardue
Notary Public for Washington
My commission expires: 9.23.2018