



2016-004169
Klamath County, Oregon
04/25/2016 02:52:35 PM
Fee: \$67.00

THIS SPACE RESERVED FOR RECORDER'S USE

Washington Federal, National Association, who acquired title as
Washington Federal Savings, a United States Corporation

425 Pike Street

Seattle, WA 98101

Grantor's Name and Address

Glen Velasquez

13991 Jicarilla Rd.

Apple Valley, CA 92307

Grantee's Name and Address

After recording return to:

Glen Velasquez

13991 Jicarilla Rd.

Apple Valley, CA 92307

Until a change is requested all tax statements
shall be sent to the following address:

Glen Velasquez

13991 Jicarilla Rd.

Apple Valley, CA 92307

File No. 91558AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Washington Federal, National Association, who acquired title as Washington Federal Savings, a United States Corporation,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Glen Velasquez,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lots 1 through 8, inclusive, in Blocks 30, 31, 32, 33, 38, 39, 40, 41, 42, 43, 44, 45, 49, 50 and 51, ALSO Lots 1, 2, 3, 4, 7 and 8 in Block 48, EXCEPT those portions lying in US Highway 97 (The Dalles-California Highway) and deeded to the State of Oregon Department of Transportation in Volume M79, Page 14620, Microfilm records of Klamath County all being in FIRST ADDITION TO TERMINAL CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$35,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 20th day of April 2016; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Washington Federal, National Association, who acquired title as Washington Federal Savings, a United States Corporation

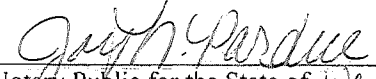
By: 

Ricka Gerstmann, Assistant Vice President

State of Washington ss.
County of King

On this 20th day of April, 2016, before me, Joy N. Pardue, a Notary Public in and for said state, personally appeared Ricka Gerstmann known to me to be the Assistant Vice President of the Washington Federal, National Association, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Washington
Residing at: Mill Creek, WA
Commission Expires: 9-23-2018

