



2016-007216
Klamath County, Oregon
07/08/2016 09:12:36 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

Umpqua Bank, as successor in interest by merger to Sterling
Savings Bank

Attn: Sam Teyema

Portland, OR 97258

Grantor's Name and Address

The Sebastian Bufardec Jr. Trust

825 Juana Avenue

San Leandro, CA 94577-5124

Grantee's Name and Address

After recording return to:

The Sebastian Bufardec Jr. Trust

825 Juana Avenue

San Leandro, CA 94577-5124

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

The Sebastian Bufardec Jr. Trust

825 Juana Avenue

San Leandro, CA 94577-5124

File No. 99124AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Umpqua Bank, as successor in interest by merger to Sterling Savings Bank, as successor in interest by merger to Klamath First Federal Savings and Loan Association,

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

Sebastian Bufardec Jr., Trustee of The Sebastian Bufardec Jr. Trust ,

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:

Lot 407 in Block 110 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$44,350.00.**

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

Subject To: 2016-2017 Real Property Taxes, a lien not yet due and payable

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 6 day of JULY, 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.

Umpqua Bank, as successor in interest by merger to Sterling Savings Bank

By: Sam Teyema
Sam Teyema, Vice President/OREO Marketing Manager

State of Oregon } ss
County of Multnomah }

On this 6 day of July, 2016, before me, Tracy R. Theabolt a Notary Public in and for said state, personally appeared Sam Teyema, Vice President/OREO Marketing Manager, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she/they~~ executed same.

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

Tracy R. Theabolt
Notary Public for the State of Oregon
Residing at: Multnomah County, Oregon
Commission Expires: 02/05/17

