



THIS SPACE RESERVED FOR RECORDER'S USE

Washington Federal, National Association, who acquired title as
Washington Federal, Federal Savings Association, Successor by
Merger to South Valley Bank and Trust

Attn: Ricka Gerstmann

Seattle, WA 98101

Grantor's Name and Address

Bella Vista Loop, LLC, an Oregon Limited Liability Company

229 Washington St.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Bella Vista Loop, LLC, an Oregon Limited Liability Company

229 Washington St.

Klamath Falls, OR 97601

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

Bella Vista Loop, LLC, an Oregon Limited Liability Company

229 Washington St.

Klamath Falls, OR 97601

File No. 104971AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Washington Federal, National Association, who acquired title as Washington Federal, Federal Savings Association, Successor by Merger to South Valley Bank and Trust,

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

Bella Vista Loop, LLC, an Oregon Limited Liability Company,

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:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1.00 and Other Valuable Consideration.**

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 27th 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.

Washington Federal, National Association, who acquired title as Washington Federal, Federal Savings Association, Successor by Merger to South Valley Bank and Trust

By:

Ricka Gerstmann
Ricka Gerstmann, Assistant Vice President

State of Washington
County of King

On this 27th day of July, 2016, before me, Joy N. Pardue, a Notary Public in and for said state, personally appeared Ricka Gerstmann, Assistant Vice President of Washington Federal, National Association, 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.

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

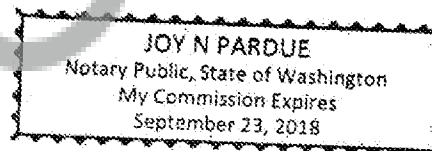


EXHIBIT 'A'

File No. 104971AM

PARCEL 1:

Lots 1 through 16 inclusive and Lot 19, and common areas "A" and "B", TRACT NO. 1465, MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 18, TRACT NO. 1465, MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the most Southerly 9.01 feet of Lot 18 of said TRACT NO. 1465, MADSEN CORNER SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

Lot 20, TRACT NO. 1465 MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that part of Lot 20 of said subdivision being more particularly described as follows:

Beginning at the corner of common to Lots 17, 18 and 20 of said subdivision; thence South $15^{\circ}14'51''$ East along the line common to Lots 17 and 20, 105.67 feet to the Northerly right-of-way line of Haderlie Avenue, 29.50 feet from centerline when measured perpendicularly to said centerline; thence 17.61 feet along the arc of a 120.50 foot radius curve to the right and along said right-of-way line through a central angle of $76^{\circ}50'16''$ (the chord of which bears South $53^{\circ}45'48''$ East 17.59 feet) to a point of non-tangency; thence leaving said right-of-way line North $06^{\circ}25'29''$ West 113.31 feet to the Westerly property line of said Lot 18; thence South $15^{\circ}14'51''$ East along said Westerly line 9.01 feet to the point of beginning.