



THIS SPACE RESERVED

2017-001919
Klamath County, Oregon
02/23/2017 01:58:00 PM
Fee: \$47.00

After recording return to:

Rogue Credit Union

P O Box 4550

Medford, OR 97501

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

Rogue Credit Union

P O Box 4550

Medford, OR 97501

File No. 141332AM

STATUTORY WARRANTY DEED

Umpqua Bank, successor in interest to Sterling Savings Bank,

Grantor(s), hereby convey and warrant to

Rogue Credit Union ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 6 and 7 and the Southerly 15 feet of Lot 8 in Block 3, Replat No. 1 of SUNNYSIDE ADDITION, to the City of Klamath Falls

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-020CA-01500-000

The true and actual consideration for this conveyance is \$300,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 22nd day of February, 2017

Umpqua Bank, successor in interest to Sterling Bank

Dan Sullivan
Dan Sullivan, Executive Vice President

State of Oregon }
County of Washington } ss.
}

On this 22nd day of February, in the year 2017, before me, Beverley Masters, a Notary Public in and for said state, personally appeared Dan Sullivan known to me to be the Executive Vice President of Umpqua Bank Corporation, 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.

Beverley Masters
Notary Public for the State of Oregon
Residing at: Washington Cty
Commission Expires: Nov 12, 2017

