

2023-001912

Klamath County, Oregon

03/20/2023 03:38:01 PM

Fee: \$92.00



After recording return to:
Mathew and Kolene Troutman
P.O. Box 36
Merrill, OR 97633

Until a change is requested all tax
statements shall be sent to the
following address:
Mathew and Kolene Troutman
P.O. Box 36
Merrill, OR 97633

File No. : 7161-4040748 (JC)

Date: March 16, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Washington Federal Bank, a Washington state-chartered commerical bank who acquired title as Washington Federal , Grantor, conveys to Mathew Trotman and Kolene Trotman, as tenants by the entirety, Grantee, the following described real property:

The land referred to in this report is described in Exhibit A attached hereto.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

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 16th day of March, 2023.

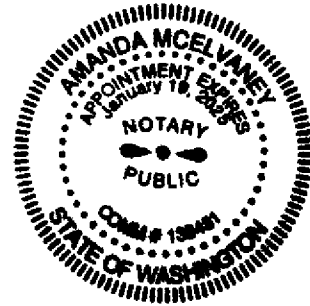
APN: R886276

Bargain and Sale Deed
- continued

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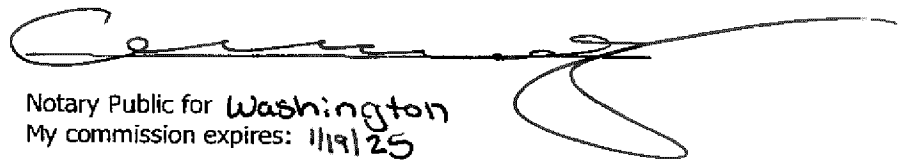
Washington Federal Bank, a Washington state-charted commercial bank


Ricka Gerstmann, Vice President



STATE OF Washington)
)ss.
County of King)

This instrument was acknowledged before me on this 16 day of March, 20 23 by Ricka Gerstmann as Vice President of Washington Federal Bank, on behalf of the Secretary Certificate.


Notary Public for Washington
My commission expires: 1/19/25

APN: R886276

Bargain and Sale Deed
- continued

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Exhibit "A"

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

ALL OF LOTS 1 AND 8, BLOCK 4 AND THOSE PORTIONS OF LOTS 2 AND 7, BLOCK 4 OF THE ORIGINAL TOWN OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, TOGETHER WITH A PORTION OF THE ALLEY IN SAID BLOCK 4, LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 8.5 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) MOST NORTHERLY SPUR TRACT CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS SAID BLOCK 4, BOUNDED ON THE NORTH BY THE SOUTH LINE OF FOURTH STREET, BOUNDED ON THE WEST BY THE EAST LINE OF MAIN STREET, AND BOUNDED ON THE EAST BY THE CENTERLINE OF VACATED WASHINGTON STREET, ALL ACCORDING TO THE RECORDED PLAT OF THE ORIGINAL TOWN OF MERRILL, OREGON.

NOTE: This Legal Description was created prior to January 01, 2008.

Tax Parcel Number: R886276