

THIS SPACE R

2008-001855

Klamath County, Oregon



02/13/2008 11:25:11 AM

Fee: \$26.00



MT81539-DS

After recording return to:
JAMES W. CHAMBERLAND IRA, SOUTH
VALLEY BANK & TRUST, AN OREGON
BANKING CORPORATION, ITS
SUCCESSORS AND ASSIGNS, CUSTODIAN
11928 Merganser Rd.
Klamath Falls, OR 97601

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

JAMES W. CHAMBERLAND IRA, SOUTH
VALLEY BANK & TRUST, AN OREGON
BANKING CORPORATION, ITS
SUCCESSORS AND ASSIGNS, CUSTODIAN
11928 Merganser Rd.
Klamath Falls, OR 97601

Escrow No. MT81539-DS

Title No. 0081539

SWD

STATUTORY WARRANTY DEED

JAMES T. SKAUGSTAD and TERRY L. SKAUGSTAD, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JAMES W. CHAMBERLAND IRA, SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, CUSTODIAN**, 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:

Unit 5 of STAGE 3 of HARBOR ISLES GOLF COURSE CONDOMINIUM, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 3 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 16th day of February, 1999 in the Records of Klamath County, Oregon. The land included with such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

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:

The true and actual consideration for this conveyance is: \$307,125.00.

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. 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.

Grantor warrants, represents and covenants that there is and has been no discharge or disposal on the property of any hazardous or toxic wastes or substances (as such terms are defined by any applicable federal, state, or local governmental law, rule, ordinance, or regulation) or contamination of the property by any such substances.

26 AMT

Dated this 31st day of JAN., 08.

James T. Skaugstad
JAMES T. SKAUGSTAD

Terry L. Skaugstad
TERRY L. SKAUGSTAD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-31-, 2008 by JAMES T. SKAUGSTAD and TERRY L. SKAUGSTAD.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

