

2008-011160

Klamath County, Oregon



00051063200800111600020025



After recording return to:  
Greg Manning and Melissa R.  
Manning  
2161 Jeffrey Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Greg Manning and Melissa R. Manning  
2161 Jeffrey Lane  
Klamath Falls, OR 97603

File No.: 7021-1242270 (DMC)  
Date: June 20, 2008

THIS SPACE

08/06/2008 02:51:21 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Silver Falls Bank**, Grantor, conveys and warrants to **Greg Manning and Melissa R. Manning as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 33 TRACT 1378-PLEASANT VISTA-STAGE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$201,000.00**. (Here comply with requirements of ORS 93.030)

FLW-

APN: R892447

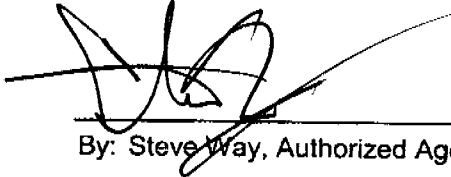
Statutory Warranty Deed  
- continued

File No.: 7021-1242270 (DMC)  
Date: 06/20/2008

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

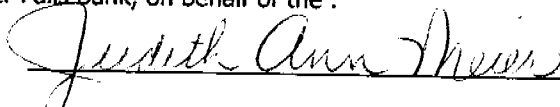
Dated this 4 day of August, 2008.

Silver Falls Bank

  
By: Steve Way, Authorized Agent

STATE OF Oregon )  
County of Marion ) ss.

This instrument was acknowledged before me on this 4 day of August, 2008  
by Steve Way as Authorized Agent of Silver Falls Bank, on behalf of the .

  
Notary Public for Oregon  
My commission expires:

