

MT 83438-SH



THIS SPAC

2008-013510  
Klamath County, Oregon



00054019200800135100020028

09/30/2008 02:08:08 PM

Fee: \$26.00

After recording return to:  
MICHAEL W. GARRINGER

626 ST. FRANCIS STREET  
KLAMATH FALLS, OR 97601

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

MICHAEL W. GARRINGER  
626 ST. FRANCIS STREET  
KLAMATH FALLS, OR 97601

Escrow No. MT83438-SH

Title No. 0083438

SWD-EM

**STATUTORY WARRANTY DEED**

**SILVER FALLS BANK**, Grantor(s) hereby convey and warrant to **MICHAEL W. GARRINGER and BRANDY M. YODER, with the rights of survivorship**, 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:

Parcel 3 of Land Partition 3-07 being a replat of Lots 53, 56, and 57 of TRACT 1378 – PLEASANT VISTA – STAGE 2, situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County.

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$199,000.00**.

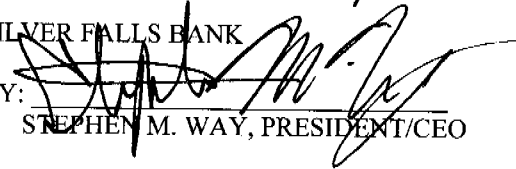
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

26AMT

Dated this 29 day of September, 2008.

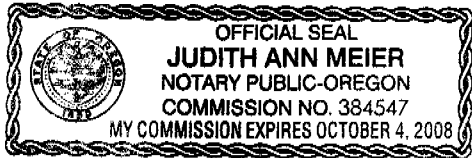
SILVER FALLS BANK

BY:

  
STEPHEN M. WAY, PRESIDENT/CEO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 9-29, 2008 by SILVER FALLS BANK.



  
(Notary Public for Oregon)

My commission expires 10-04-2008

\*Stephen M. Way, President/CEO of