



THIS SPA

2009-014853

Klamath County, Oregon



11/19/2009 10:42:40 AM

Fee: \$42.00

After recording return to:

Howard A. Phearson

1100 Klamath Avenue

Klamath Falls, OR 97601

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

Howard A. Phearson

1100 Klamath Avenue

Klamath Falls, OR 97601

Escrow No. MT86516-MS

Title No. 0086516

SWD-EM

STATUTORY WARRANTY DEED

Washington Federal Savings-Oregon, Grantor(s) hereby convey and warrant to **Howard A. Phearson and Judith A. Phearson, as tenants by the entirety**, 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:

Lot 42, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW1/4 of Section 19 and the NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 **\$330,000.00**.

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.

42Amt

Page 2 - Statutory Warranty Deed (EM) - signature / notary page
Ref: MT86516-MS

Dated this 17 day of November, 2009

Washington Federal Savings-Oregon

BY: Peggy Hobin

Peggy Hobin, SVP Oregon Divisional Manager

BY: Stacy Hart

Stacy Hart, VP Commercial Loan Regional Manager

State of Oregon

County of Linn

This instrument was acknowledged before me on Nov 17, 2009 by Peggy Hobin, SVP Oregon Divisional Manager and Stacy Hart, VP Commercial Loan Regional Manager, as authorized signers for Washington Federal Savings-Oregon.

[Signature]
(Notary Public for Oregon)

My commission expires 7-27-13

