

UTC 86708-DS



2010-000265
Klamath County, Oregon

THIS SPACE



01/08/2010 11:20:59 AM

Fee: \$42.00

After recording return to:

ROGER D. BABCOCK

5656 Balsam Dr.

Klamath Falls, OR 97601

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

ROGER D. BABCOCK

5656 Balsam Dr.

Klamath Falls, OR 97601

Escrow No. MT86708-DS

Title No. 0086708

SPECIAL

SPECIAL WARRANTY DEED

STERLING SAVINGS BANK, Grantor(s) hereby grant, bargain, sell and convey to **ROGER D. BABCOCK and LAURENA BABCOCK**, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Parcel 3 of Land Partition 36-03, being a replat of Parcel 2 and a portion of Parcel 1 of Major Land Partition 81-05, situated in the SW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$182,000.00**.

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.

42Dmt

Dated this 22nd day of December, 09.

STERLING SAVINGS BANK

BY: Brenda Vanderdoes VP
BRENDA VANDERDOES, VICE-PRESIDENT

State of Washington

County of Spokane

On this day personally appeared before me BRENDA VANDERDOES, AS VICE-PRESIDENT OF STERLING SAVINGS BANK to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 22nd day of December, 2009.

Samantha L. Auston

Printed Name:

Notary Public in and for the State of
Washington residing at Spokane.

My appointment expires May 15, 2012

