

MT87005-DS

2010-003020

Klamath County, Oregon



THIS SPAC



03/08/2010 11:39:49 AM

Fee: \$42.00

After recording return to:  
SCOTT JEROME PARAZOO

P. O. Box 513

Bonanza, OR 97623

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

SCOTT JEROME PARAZOO

P. O. Box 513

Bonanza, OR 97623

Escrow No. MT87005-DS

Title No. 0087005

SPECIAL r.012910

### SPECIAL WARRANTY DEED

STERLING SAVINGS BANK, Grantor(s) hereby grant, bargain, sell and convey to SCOTT JEROME PARAZOO and SARAH CHRISTINE PARAZOO, 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:

Lot 10, Block 12, CHILOQUIN DRIVE ADDITION to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk, 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 \$17,500.00.

42amt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 3rd day of February, 2010.

STERLING SAVINGS BANK

BY: Brenda Vanderdoes  
BRENDA VANDERDOES, VICE-PRESIDENT

State of Washington

County of Spokane

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

GIVEN under my hand official seal this 3rd day of February, 2010.

Samantha L. Auston

Printed Name: Samantha L. Auston  
Notary Public in and for the State of  
Washington residing at Spokane.

My appointment expires May 15, 2012

