

MT 87627-DS



THIS SPACE

2010-005450

Klamath County, Oregon



00083756201000054500020029

05/07/2010 03:36:09 PM

Fee: \$42.00

After recording return to:

GARY J. TURNER

2520 Old Midland Rd.

Klamath Falls, OR 97603

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

GARY J. TURNER

2520 Old Midland Rd.

Klamath Falls, OR 97603

Escrow No. MT87627-DS

Title No. 0087627

SPECIAL-EM r.012910

SPECIAL WARRANTY DEED

STERLING SAVINGS BANK, Grantor(s) hereby grant, bargain, sell and convey to **GARY J. TURNER and DEANNA K. TURNER**, 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:

The South 41.4 feet of Lot 412 and the South 41.4 feet of the East 20 feet of Lot 413, Block 101, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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 **\$20,900.00**.

42PMJ

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.

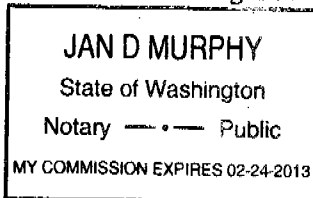
Dated this 6th day of May, 2010.

STERLING SAVINGS BANK

BY Brenda Vanderdoes
BRENDA VANDERDOES, VICE-PRESIDENT

State of ~~Oregon~~ Washington
County of ~~CLATSOP~~ Spokane

This instrument was acknowledged before me on May 6, 2010 by STERLING SAVINGS BANK.



Jan D Murphy
(Notary Public for ~~Oregon~~ Washington)
My commission expires 2-24-13