



THIS SPA

2010-007951

Klamath County, Oregon



06/30/2010 11:54:12 AM

Fee: \$42.00

After recording return to:

Beegie J. Smith

2170 Ogden Street

Klamath Falls, OR 97601

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

Beegie J. Smith

2170 Ogden Street

Klamath Falls, OR 97601

Escrow No. MT87624-MS

Title No. 0087624

SWD r.012910

### STATUTORY WARRANTY DEED

Washington Federal Savings, Grantor(s) hereby convey and warrant to Beegie J. Smith, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$145,000.00.

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, 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 24 day of June 2010.

Washington Federal Savings

BY: Peggy Hobin  
Peggy Hobin, SVP Oregon Divisional Manager

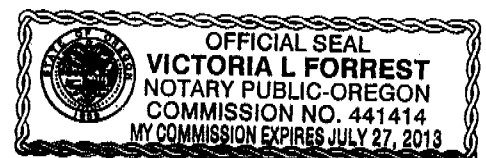
BY: Stacy Hart  
Stacy Hart, VP Commercial Loan Regional Manager

State of Oregon  
County of Linn

This instrument was acknowledged before me on June 25, 2010 by Peggy Hobin, SVP Oregon Divisional Manager and Stacy Hart, VP Commercial Loan Regional Manager, as authorized signers for Washington Federal Savings.

[Signature]  
(Notary Public for Oregon)

My commission expires 7.27.13



42m

LEGAL DESCRIPTION

"EXHIBIT A"

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A parcel of land being a portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 660 feet East and 462 feet North of an iron pin driven into the ground near the Southwest corner of the NW1/4 of Section 1, in Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a roadway intersecting the Dalles-California Highway from the North, and 30 feet North of the center of said Highway; thence West 330 feet; thence North 132 feet; thence East 330 feet; thence South 132 feet to the place of beginning

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