

NTC 88197-DS



THIS SP

2010-009725  
Klamath County, Oregon



08/16/2010 03:49:42 PM

Fee: \$42.00

After recording return to:

HANUMANTHA PATLOLA

1800 E. Old Ranch Rd., #117

Colton, CA 92324

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

HANUMANTHA PATLOLA

1800 E. Old Ranch Rd., #117

Colton, CA 92324

Escrow No. MT88197-DS

Title No. 0088197

SPECIAL-EM r.012910

### SPECIAL WARRANTY DEED

STERLING SAVINGS BANK, Grantor(s) hereby grant, bargain, sell and convey to HANUMANTHA PATLOLA and VENKATA POTTULULLA and SWARNALATHA NANDYALA and SIDHARTH OZA, as tenants in common, 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 9 in Block 47 of FIRST 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:

**2010-2011 Real Property Taxes a lien not yet due and payable.**

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 \$60,000.00.

42awf

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 11<sup>th</sup> day of August, 2010.

STERLING SAVINGS BANK

BY: X Brenda Vander Does  
BRENDA VANDER DOES, VICE-PRESIDENT

State of Washington  
County of Spoane

This instrument was acknowledged before me on August 11<sup>th</sup>, 2010 by BRENDA VANDER DOES, AS VICE-PRESIDENT OF STERLING SAVINGS BANK.

[Signature]  
(Notary Public for Oregon)  
Washington  
My commission expires May 15, 2012

