

UTC 88361-MS



THIS SPACE FOR

2010-010530
Klamath County, Oregon



09/03/2010 03:08:23 PM

Fee: \$42.00

After recording return to:

Marcus Peterson, DDS

c/o 2440 Dahlia Street

Klamath Falls, OR 97601

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

Marcus Peterson, DDS

c/o 2440 Dahlia Street

Klamath Falls, OR 97601

Escrow No. MT88361-MS

Title No. 0088361

SWD-EM r.012910

STATUTORY WARRANTY DEED

Sterling Savings Bank, a Washington State Chartered Bank who acquired title as Klamath First Federal Savings and Loan Association, a Federal Corporation, Grantor(s) hereby convey and warrant to Marcus Peterson, DDS, 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:

Lots 9, 10 and the Northerly 30 feet of Lot 8, Block 3 of REPLAT NO. 1 OF SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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:

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

The true and actual consideration for this conveyance is \$95,000.00.

42pmf

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 1st day of September, 2010.

Sterling Savings Bank, a Washington State Chartered Bank

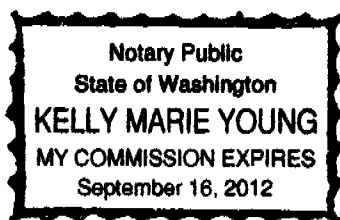
BY: Peter A. Banaugh
Peter A. Banaugh, Deposit Support Group Director

State of Washington

County of Spokane

On this day personally appeared before me Peter A. Banaugh, Deposit Support Group Director for Sterling Savings Bank, a Washington State Chartered 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 1st day of September, 2010.



KELLY MARIE YOUNG
Printed Name:
Notary Public in and for the State of
Washington residing at Medical Lake.
My appointment expires Sept. 16, 2012