

WT 88533-DS



THIS SPACE

2010-011506

Klamath County, Oregon



00090911201000115060020027

09/28/2010 03:27:16 PM

Fee: \$42.00

After recording return to:

AUTUMN G. BASSETT

6806 Waggoner Ct.

Klamath Falls, OR 97603

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

AUTUMN G. BASSETT

6806 Waggoner Ct.

Klamath Falls, OR 97603

Escrow No. MT88533-DS

Title No. 0088533

SPECIAL-EM r.012910

SPECIAL WARRANTY DEED

STERLING SAVINGS BANK, Grantor(s) hereby grant, bargain, sell and convey to **AUTUMN G. BASSETT**, 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 8 in Block 5, Tract 1085, COUNTRY GREEN, 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 **\$21,500.00**.

42Aue

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 24th day of September, 2010.

STERLING SAVINGS BANK

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

State of ~~Oregon~~ WA
County of ~~CLATSOP~~ Spokane

This instrument was acknowledged before me on September 24th, 2010 by BRENDA VANDER DOES, AS VICE-PRESIDENT OF STERLING SAVINGS BANK.

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

