

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Steiner

P O Box 33

Florence OR 97439

Grantor's Name and Address

Michael B. Ilg dba I.L.G.

P O Box 872

Salem OR 97308

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Investors Lending Group

P O Box 872

Salem OR 97308-0872

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Investors Lending Group

P O Box 872

Salem OR 97308

2010-013915

Klamath County, Oregon



00093744201000139150030032

SPACE RES  
FOR  
RECORDER

12/07/2010 11:16:45 AM

Fee: \$47.00

SPECIAL WARRANTY DEED - STATUTORY FORM

STACEY STEINER

, Grantor,

conveys and specially warrants to MICHAEL B. ILG DBA INVESTORS LENDING GROUP

Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Parcel 2 of Land Partition 85-05 located in the S $\frac{1}{2}$  SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state):

See attached Exhibit "A" which is made a part hereof.

The true consideration for this conveyance is \$ 90,215.90 (Here, comply with the requirements of ORS 93.030.)

DATED November 19, 2010

; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

*Stacey Steiner*  
Stacey Steiner

STATE OF OREGON, County of LANE

ss. November 19, 2010

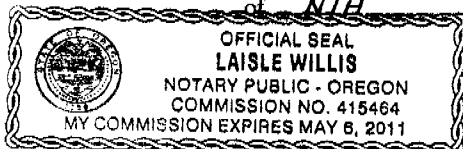
This instrument was acknowledged before me on  
by Stacey Steiner

This instrument was acknowledged before me on

by N/A

as N/A

of N/A



*Laisle Willis*

Notary Public for Oregon

My commission expires MAY 6, 2011

*ATM*

EXHIBIT "A"

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Taxes for the fiscal year 2009-2010, a lien now due and payable.

Account No: 2310-016D0-02001-000

Key No: 892838

Amount: \$682.39, plus interest

Code No: 209

Taxes for the fiscal year 2010-2011, a lien not yet due and payable.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.

The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

An easement created by instrument, subject to the terms and provisions thereof, dated June 8, 1964, recorded June 9, 1964 in Volume 353, page 395, Deed Records of Klamath County, Oregon, in favor of the general public for ingress and egress across the West 30 feet of the above described parcel.

An easement created by instrument, subject to the terms and provisions thereof, recorded July 1, 1977 in Volume M77, page 12234, Microfilm Records of Klamath County, Oregon for electric transmission line.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Antelope Meadows Special Road District.

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Road Dedication, subject to the terms and provisions thereof by and between George E. Howard and C.W. & Leona M. Reeve, dated August 24, 1981, recorded September 14, 1981 in Volume M81, page 16272, Deed Records of Klamath County, Oregon.

Road Dedication, subject to the terms and provisions thereof by and between George E. Howard and C.W. & Leona M. Reeve, dated September 9, 1981, recorded September 14, 1981 in Volume M81, page 16273, Deed Records of Klamath County, Oregon.

Order in the matter of CUP 51-91, subject to the terms and provisions thereof;

Dated: September 3, 1991

Recorded: September 3, 1991

Volume: M91, page 17546, Microfilm Records of Klamath County, Oregon.

Electric Line Right-of-Way Easement created by instrument, subject to the terms and provisions thereof,

Dated: September 14, 1993

Recorded: October 26, 1993

Volume: M93, page 28046, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative

For: Electric transmission and/or distribution line

Exhibit "A", continued

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Memorandum of Contract for Line Extension, subject to the terms and provisions thereof;

Dated: September 14, 1993

Recorded: October 26, 1993

Volume: M93, page 28051, Microfilm Records of Klamath County, Oregon.

By and between: Midstate Electric Cooperative, Inc., and Brenda Bensmiller

Subject to a possible fence encroachment along the Northerly lot line as delineated on Land Partition 85-05.

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: January 16, 2009

Recorded: January 23, 2009

Volume: 2009-000821, Microfilm Records of Klamath County, Oregon

Amount: \$85,000.00

Grantor: Stacey Steiner

Trustee: Western Title & Escrow Company

Beneficiary: Michael B. Ilg dba Investors Lending Group

The beneficial interest under said Trust Deed was assigned by instrument;

Recorded: March 6, 2009

Volume: 2009-003321, Microfilm Records of Klamath County, Oregon

From: Investors Group Lending

To: Marguerite Saslow, Trustee of the Marguerite Saslow Revocable Trust

which Grantee hereby acknowledges and agrees to assume.