

1st 1665814

2011-000662  
Klamath County, Oregon



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THIS SPACE R

01/18/2011 03:41:00 PM

Fee: \$42.00



After recording return to:  
Bradly S. Smith  
5213 Aster Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Bradly S. Smith  
5213 Aster Lane  
Klamath Falls, OR 97601

File No.: 7021-1665814 (SFK)  
Date: December 22, 2010

### STATUTORY SPECIAL WARRANTY DEED

**CCB - Southview, LLC, an Oregon limited liability company**, Grantor, conveys and specially warrants to **Bradly S. Smith**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 18 OF TRACT 1508 THE GARDENS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$238,500.00**. (Here comply with requirements of ORS 93.030)

APN: R894993

Statutory Special Warranty Deed  
- continued

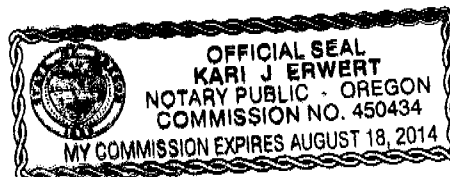
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Date: 12/22/2010

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14<sup>th</sup> day of January, 20 11.

CCB- Southview, LLC, an Oregon Limited  
Liability Company

By: Fred Johnson, Executive Vice  
President



STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 14<sup>th</sup> day of January, 20 11  
by Fred Johnson as Executive Vice President of CCB- Southview, LLC, an Oregon Limited Liability  
Company, on behalf of the Columbia Community Bank.

Kari J. Erwert

Notary Public for Oregon  
My commission expires: August 18, 2014