

UTC 89623-LW



2011-000850

Klamath County, Oregon

THIS SPACE



00095788201100008500020020

01/24/2011 11:21:55 AM

Fee: \$42.00

After recording return to:

BRUCE JONATHAN THOMSEN

2207 KIMBERLY DR

KLAMATH FALLS, OR 97603

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

BRUCE JONATHAN THOMSEN

2207 KIMBERLY DR

KLAMATH FALLS, OR 97603

Escrow No. MT89623-LW

Title No. 0089623

SWD-EM r.012910

STATUTORY WARRANTY DEED

SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, CUSTODIAN FBO SHEREE W. EVERETT ROLLOVER IRA, Grantor(s) hereby convey and warrant to **BRUCE JONATHAN THOMSEN**, 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:

Lot 259, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of 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:

The true and actual consideration for this conveyance is **\$30,000.00**.

42amt

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 21 day of January, 2011

TRACY L. RONNINGEN, IRA ADMINISTRATOR

AS: Tracy L. Ronningen OF SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, CUSTODIAN FBO SHEREE W. EVERETT ROLLOVER IRA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 21st January, 2011 by Tracy Ronningen, IRA Administrator OF SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, CUSTODIAN FBO SHEREE W. EVERETT ROLLOVER IRA ~~and SOUTH VALLEY BANK AND TRUST CUSTODIAN FBO SHEREE W. EVERETT.~~

C. L. Hernandez
(Notary Public for Oregon)

My commission expires May 29, 2011

