

WTC89672

2011-001238

Klamath County, Oregon



00096254201100012380020020

02/02/2011 03:38:57 PM

Fee: \$42.00

When Recorded Return To:

John R. Bray
2093 Barrett Ave., San Jose, CA 95124

Send Tax Statements To:

John R. Bray
2093 Barrett Avenue
San Jose, CA 95124

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that PremierWest Bank, Grantor, convey and specially warrant to John Bray and Hannah Bray, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor that real property situated in Klamath County, Oregon, being more particularly described as Lot 38, Block 1, TRACT NO. 1077, LAKEWOODS SUBDIVISION UNIT NO. 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$225,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING

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42 amt

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**DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF
FIRE PROTECTION FOR STRUCTURES.**

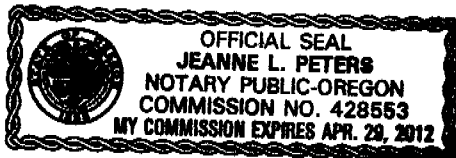
DATED this 31st day of January, 2011.

Premier West Bank

By: [Signature]
Rich Hieb, Senior Executive Vice President/ COO

STATE OF OREGON)
) ss.
County of Jackson)

On this 31st day of January, 2011, personally appeared before me Rich Hieb, Senior Executive Vice President / COO on behalf of Premier West Bank.



[Signature]
Notary Public for Oregon
My Commission Expires: 4. 29. 12