

WTC 89885-LW

2011-003055

Klamath County, Oregon



00098306201100030550020020

03/02/2011 03:01:26 PM

Fee: \$42.00

When Recorded Return To:

Robert Bogatay
3555 Plum Hill Rd
Klamath Falls, OR 97601

Send Tax Statements To:

same as above

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that PremierWest Bank, an Oregon State Chartered Commercial Bank, Grantor, convey and specially warrant to Robert J. Bogatay and Linda M. Bogatay, 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 1290 TRACT 1443, a replat of Lots 595-602, 604-605, Falcon Drive and Red Tail Drive of Tract 1340, RUNNING Y RESORT PHASE 7, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$89,000.

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

DATED this 28 day of FEB, 2011.

PremierWest Bank

By: *John L. Anhorn*
John L. Anhorn, Chairman

STATE OF OREGON)
) ss.
County of Jackson)

On this 28th day of February, 2011, personally appeared before me
John L. Anhorn, Chairman of PremierWest Bank and acknowledged the foregoing
instrument to be his/her voluntary act and deed.



Jeanne L. Peters
Notary Public for Oregon
My Commission Expires: 4-29-12