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2011-003549
Klamath County, Oregon



THIS SPAC



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03/14/2011 03:28:12 PM

Fee: \$47.00

After recording return to:
Hanumantha Patlola

1800 E. Old Ranch Rd.
Colton, Ca #117
92324

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

Hanumantha Patlola
1800 E. Old Ranch Rd.
Colton, Ca #117
92324

File No.: 7021-1691239 (ALF)

Date: March 03, 2011

STATUTORY SPECIAL WARRANTY DEED

Sterling Savings Bank, Grantor, conveys and specially warrants to **Hanumantha Patlola**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

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 4 day of MARCH, 2011.

Sterling Savings Bank

Jason E. Delp, AUP
By: Jason Delp, Assistant VP, Asseet
Recovery Manager

STATE OF Oregon Washington
County of Klamath Spokane)ss.

This instrument was acknowledged before me on this 4 day of March, 2011
by Jason Delp as Assistant VP, Asseet Recovery Manager of Sterling Savings Bank, on behalf of the .

Sandra Lane

Notary Public for Oregon Washington
My commission expires: May 15, 2012



EXHIBIT A

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

PARCEL 1

LOTS 1, 2, 3, 4, 5, AND 6 IN BLOCK 25 OF ORIGINAL TOWN OF KLAMATH FALLS, (FORMERLY LINKVILLE), OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. ALSO THAT PART OF VACATED MAPLE ALLEY ADJOINING LOT 6 IN BLOCK 25 OF SAID ORIGINAL TOWN OF KLAMATH FALLS, (FORMERLY LINKVILLE), OREGON, AND ALL THAT PORTION OF LOT 1 OF BLOCK 26, SAID ORIGINAL TOWN OF KLAMATH FALLS, (FORMERLY LINKVILLE), LYING EASTERLY OF CONGER AVENUE.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION THEREOF CONVEYED BY EDWARD A. DUNHAM, ET UX, TO THE CITY OF KLAMATH FALLS, OREGON, BY DEED RECORDED IN VOLUME 123, PAGE 107, DEED RECORDS OF KLAMATH COUNTY, OREGON.

LOT 7 IN BLOCK 25 OF ORIGINAL TOWN OF KLAMATH FALLS, (FORMERLY LINKVILLE), AND THAT PORTION OF VACATED MAPLE ALLEY ADJACENT TO SAID LOT 7 ON THE WEST AND THAT PORTION OF LOT 4, BLOCK 26, ORIGINAL TOWN OF LINKVILLE (NOW KLAMATH FALLS) LYING BETWEEN SAID PORTION OF VACATED MAPLE ALLEY AND THE EASTERLY LINE OF CONGER STREET, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY ALL THAT PORTION THEREOF CONVEYED TO THE STATE OF OREGON BY DEED RECORDED IN VOLUME 283, PAGE 193, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2

LOTS 8 AND 9 IN BLOCK 25 OF ORIGINAL TOWN OF KLAMATH FALLS (FORMERLY LINKVILLE), ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THAT PART IN DEED VOLUME 283, PAGE 193, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO ALL THAT PORTION OF SOUTH ONE-HALF OF VACATED PINE STREET ADJOINING THE ABOVE DESCRIBED PROPERTY.