

UTC 89861-KR

2011-003578

Klamath County, Oregon



00098947201100035780030033

03/15/2011 11:43:21 AM

Fee: \$47.00

When Recorded Return To:

Marshall J. Alexander
PO Box 1925
Klamath Falls, OR 97601

Send Tax Statements To:

Marshall J. Alexander
PO Box 1925
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that PremierWest Bank, Grantor, convey and specially warrant to Marshall J. Alexander and Judy M. Alexander, 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}~~Jackson~~ County, Oregon, being more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein and made a part hereof.

The true consideration for this conveyance is \$45,000.00.

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

47AMJ

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

DATED this 8th day of March, 2011.

Premier West Bank

By: John L. Anthora
Chairman

STATE OF OREGON)
) ss.
County of Jackson)

On this 8th day of March, 2011, personally appeared before me
John L. Anthora as Chairman of Premier West Bank.

Jeanne L. Peters
Notary Public for Oregon
My Commission Expires: _____

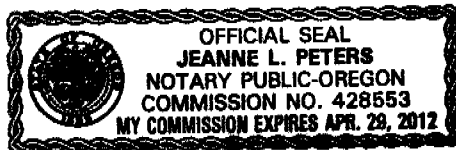


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Lot 58 and that portion of Lot 59 of LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 59; thence North $84^{\circ} 24 \frac{1}{2}'$ West 213.6 feet; thence South parallel to East line of said Lot 59 to the Southerly line of said Lot 59; thence Northeasterly along the Southerly line of said Lot 59 to the East line of said Lot 59; thence North along the East line of said Lot 59, 546.5 feet, more or less, to the point of beginning.

Also that portion of Lot 59 of LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 59; thence North 731.5 feet to the Northwesterly corner of said Lot 59; thence North $84^{\circ} 09'$ East 455.5 feet; thence South $84^{\circ} 24 \frac{1}{2}'$ East, 1.4 feet, more or less; thence South to the Southerly line of said Lot 59; thence Southwesterly along the Southerly line of said Lot 59 to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion thereof more particularly described as follows: Beginning at the Southwesterly corner of Lot 59; thence Northerly 731.5 feet to the Northwesterly corner of said Lot 59; thence Northerly $84^{\circ} 09'$ East along the Northerly line of said Lot 59, a distance of 120 feet; thence Southerly parallel to the Westerly line of said Lot 59 to the Southerly line of Lot 59; thence Southwesterly along the Southerly line of said Lot 59 to the point of beginning.

PremierWest Bank By:

