

2011-004583

Klamath County, Oregon



00100158201100045830020023

04/08/2011 03:29:00 PM

Fee: \$42.00

When Recorded Return To:

see below

Send Tax Statements To:

Joseph A. Diamond IRA  
c/o South Valley Bank & Trust  
P.O. Box 1784  
Medford, OR 97501

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Premier West Bank Grantor, convey and specially warrant to Joseph A. Diamond, IRA, South Valley Bank & Trust, an Oregon Banking Corporation, its successors and or assigns, custodian 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 on Lot 283, 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 true consideration for this conveyance is \$26,000.00.


**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**

4/2/11

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

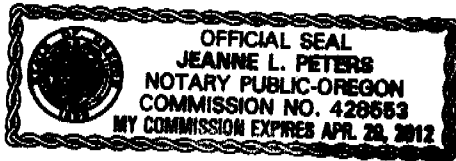
DATED this 7 day of April, 2011.

Premier West Bank

  
By: John L. Anhorn, Chairman

STATE OF OREGON       )  
                                  ) ss.  
County of Jackson     )

On this 7<sup>th</sup> day of April, 2011 personally appeared before me John  
L. Anhorn on behalf of Premier West Bank.  
*Chairman*



  
Notary Public for Oregon  
My Commission Expires: 4-29-12