

1st 1714173

2011-006285
Klamath County, Oregon



After recording return to:
Gary J. Turner and Deanna K. Turner
2520 Old Midland Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Gary J. Turner and Deanna J. Turner
2520 Old Midland Rd
Klamath Falls, OR 97603

File No.: 7021-1714173 (SFK)
Date: May 11, 2011

THIS SPACE



05/18/2011 03:51:44 PM

Fee: \$42.00

STATUTORY SPECIAL WARRANTY DEED

Sterling Savings Bank, Grantor, conveys and specially warrants to **Gary J. Turner and Deanna K. Turner, husband and wife**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

LOT 8 IN BLOCK 14 OF DIXON ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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.

The true consideration for this conveyance is **\$22,000.00**. (Here comply with requirements of ORS 93.030)

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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 17th day of May, 20 11

Sterling Savings Bank

By: Jason Delp, Assistant Vice President

STATE OF ~~Oregon~~ Washington)
(ss.)
County of ~~Klamath~~ Spokane)

This instrument was acknowledged before me on this 17th day of May, 20 11, by Jason Delp as Assistant Vice President of Sterling Savings Bank, on behalf of the .

Wendy D. Manskey
Notary Public for Oregon
My commission expires: 10-9-2014

