

1707556

2011-006454

Klamath County, Oregon



00102372201100064540020021



THIS SPACE RES

05/24/2011 02:58:39 PM

Fee: \$42.00

After recording return to:
Laura A. Stewart
5099 Cherry Blossom
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Laura A. Stewart
5099 Cherry Blossom
Klamath Falls, OR 97601

File No.: 7021-1707556 (SFK)
Date: May 20, 2011

STATUTORY SPECIAL WARRANTY DEED

CCB-Southview, LLC, an Oregon Limited Liability Company, Grantor, conveys and specially warrants to **Laura A. Stewart**, 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 101 TRACT 1437-THE WOODLANDS PHASE 2, 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 **\$186,500.00**. (Here comply with requirements of ORS 93.030)

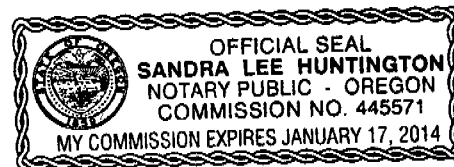
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 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 20th day of May, 2011.

CCB-Southview, LLC, an Oregon Limited Liability Company

By: Fred Johnson, Executive Vice President



STATE OF Oregon)

County of Klamath Washington) ss.

This instrument was acknowledged before me on this 20th day of May, 2011 by Fred Johnson as Executive Vice President of CCB-Southview, LLC, an Oregon Limited Liability Company, on behalf of the .

Sandra Lee Huntington

Notary Public for Oregon
My commission expires: