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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Joseph Diamond IRA, SVBT Custodian
PO Box 1784
Medford, OR 97501

2011-08706
Klamath County, Oregon



00105218201100087060010016

Grantor's Name and Address
Joseph Diamond
2510 Congress Way
Medford, OR 97504

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Joseph Diamond
2510 Congress Way
Medford, OR 97504

SPACE RESEF
FOR
RECORDER'S

07/28/2011 09:31:23 AM

Fee: \$37.00

Until requested otherwise, send all tax statements to (Name, Address, Zip):

mail to Grantee

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that South Valley Bank & Trust, as Custodian of the Joseph Diamond IRA, and Oregon Banking Corp., its successors and/or assigns, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Joseph Diamond

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

described on lot 283, Running Y Resort, Phase 3, according to the official plat thereon file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July 28, 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Tracy L. Ronningen, IRA Administrator

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on July 28, 2011, by Tracy Ronningen as IRA Administrator of South Valley Bank & Trust



Colette Hernandez
Notary Public for Oregon
My commission expires May 29, 2015

Returned to County