1st 1742763

2011-009390 Klamath County, Oregon



THIS SPACE

08/15/2011 02:16:34 PM

Fee: \$47.00

After recording return to: Massini Living Trust 431 A & 431 B Old Fort Road Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Massini Living Trust
431 A & 431 B Old Fort Road
Klamath Falls, OR 97601

File No.: 7021-1742763 (SFK) Date: August 11, 2011

STATUTORY SPECIAL WARRANTY DEED

Sterling Savings Bank, Grantor, conveys and specially warrants to Gerald A. Massini and Susan B. Massini, Trustees of the Gerald A. Massini and Susan B. Massini Living Trust dated September 22, 1993, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

APN: R441310

File No.: 7021-1742763 (SFK)

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 11th day of August , 2011.

Sterling Savings Bank

Byt Jason Delp, Assistant Vice

President, Asset Recovery Manager

STATE OF Oregon Washington)

County of Klamath Spokane)

the .

Notary Public for Oregon Washington
My commission expires: May 15 2012

Page 2 of 2

APN: R441310

File No.: **7021-1742763 (SFK)** Date: **08/11/2011**

EXHIBIT A

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

A tract of land situated in the NE1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NE1/4 SE1/4 of said Section; thence East along South line of said NE1/4 SE1/4 50 feet; thence North parallel to the West line of the NE1/4 SE1/4 300.69 feet to the Easterly right of way of Old Fort Road; thence South 46° 29' West along the Easterly right of way of said road 68.95 feet to the West line of the NE1/4 SE1/4; thence South 253.21 feet along the West line of said NE1/4 SE1/4 to the point of beginning.