

1st 1740285

2011-009777

Klamath County, Oregon



After recording return to:
Jesse A St. John and Amy R St. John
1625 Siskiyou Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jesse A St. John and Amy R St. John
1625 Siskiyou Street
Klamath Falls, OR 97601

File No.: 7021-1740285 (ALF)

Date: July 27, 2011

THIS SPACE R



00106575201100097770020028

08/26/2011 02:46:37 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Leo C Olsen IRA, South Valley Bank & Trust, an Oregon banking corporation, its successors and or assigns, custodian, Grantor, conveys and warrants to Jesse A St. John and Amy R St. John, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

ALL OF LOT 7 AND THE NORTH HALF OF LOT 8 IN BLOCK 86 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

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.
2. Taxes for the fiscal year 2011-2012 a lien due, but not yet payable.

The true consideration for this conveyance is **\$127,000.00**. (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 25 day of August, 2011.

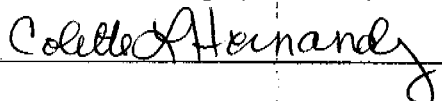
Leo C Olsen IRA, South Valley Bank & Trust,
an Oregon banking corporation, its successors
and or assigns, custodian


By: Tracy Ronningen, Vice President,
Trust IRA Administrator

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of August, 2011
by Tracy Ronningen as Vice President, Trust IRA Administrator of Leo C Olsen IRA, South Valley Bank &
Trust, an Oregon banking corporation, its successors and or assigns, custodian, on behalf of the .




Notary Public for Oregon
My commission expires: May 29, 2015