

1st 1742740

2011-009844
Klamath County, Oregon



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THIS SPACE R

08/29/2011 03:31:50 PM

Fee: \$42.00

After recording return to:
Garry E. Shultz and Dawn M. Shultz
5553 Kellal Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Garry E. Shultz and Dawn M. Shultz
5553 Kellal Lane
Klamath Falls, OR 97603

File No.: 7021-1742740 (SFK)
Date: August 26, 2011

STATUTORY SPECIAL WARRANTY DEED

Sterling Savings Bank, Grantor, conveys and specially warrants to **Garry E. Shultz and Dawn M. Shultz, tenants by the entirety**, 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 7, Tract No. 1439, PRAIRIE MEADOWS, 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: 2011/2012 Real Property Taxes, a lien not yet due and payable.

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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

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.

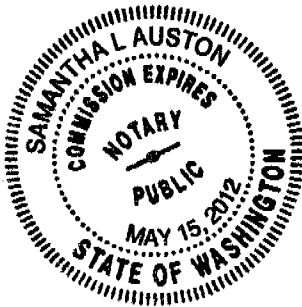
Dated this 26th day of August, 2011.

Sterling Savings Bank

Jason E. Delp, AVP
By: Jason Delp, Assistant Vice
President, Asset Recovery Manager

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

This instrument was acknowledged before me on this 26th day of August, 2011
by Jason Delp as Assistant Vice President, Asset Recovery Manager of Sterling Savings Bank, on behalf of
the .



Sandra S. Auston
Notary Public for ~~Oregon~~ Washington
My commission expires: May 15 2012