

1st 1743953

2011-009970

Klamath County, Oregon



00106799201100099700020029



After recording return to:
Daniel G Hougum and Nancy M
Hougum
5589 Kellal
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Daniel G Hougum and Nancy M
Hougum
5589 Kellal
Klamath Falls, OR 97603

File No.: 7021-1743953 (SFK)
Date: August 26, 2011

THIS SPACE R

08/31/2011 02:14:59 PM

Fee: \$42.00

STATUTORY SPECIAL WARRANTY DEED

Sterling Savings Bank, Grantor, conveys and specially warrants to **Daniel G Hougum and Nancy M Hougum and Travis A. Hougum, not as tenants in common but with full rights of survivorship**, 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 10, 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:

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 **\$103,000.00**. (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 29th 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 29th day of August, 2011
by Jason Delp as Assistant Vice President, Asset Recovery Manager of Sterling Savings Bank, on behalf of
the Corporation.



Sandra J. Lane
Notary Public for Oregon Washington
My commission expires: May 15 2012