

1st 1747688

2011-010711

Klamath County, Oregon



00107727201100107110020029

THIS SPACE RESE

09/23/2011 11:29:10 AM

Fee: \$42.00



After recording return to:
Donna M. Mitchell
1504 Oregon Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Donna M. Mitchell
1504 Oregon Ave
Klamath Falls, OR 97601

File No.: 7021-1747688 (SFK)
Date: August 18, 2011

STATUTORY SPECIAL WARRANTY DEED

Sterling Savings Bank, Grantor, conveys and specially warrants to **Donna M. Mitchell**, 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 6 IN BLOCK 9 OF FAIRVIEW SECOND ADDITION, 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

Statutory Special Warranty Deed
- continued

File No.: 7021-1747688 (SFK)
Date: 08/18/2011

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 21st day of September, 2011

Sterling Savings Bank

By: Jason Delp, Assistant Vice
President, Asset Recovery Manager

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

This instrument was acknowledged before me on this 21st day of September, 2011
by Jason Delp as Assistant Vice President, Asset Recovery Manager of Sterling Savings Bank, on behalf of
the _____.

JAN D MURPHY
State of Washington
Notary Public
MY COMMISSION EXPIRES 02-24-2013

Jan D Mump
Notary Public for ~~Oregon~~ Washington
My commission expires: 2-24-13