

WTC 91539-KR



THIS SPACE

2011-010849

Klamath County, Oregon



00107914201100108490020020

09/28/2011 11:29:44 AM

Fee: \$42.00

After recording return to:

Don Purio Development LLC, an Oregon

Limited Liability Company

3245 Homedale Road

Klamath Falls, OR 97603

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

Don Purio Development LLC, an Oregon

Limited Liability Company

3245 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT91539-KR

Title No. 0091539

SPECIAL r.042611

SPECIAL WARRANTY DEED

Sterling Savings Bank,

Grantor(s) hereby conveys and specially warrants to

Don Purio Development LLC, an Oregon Limited Liability Company,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

**Lots 2, 18-33, 37-41 and 43, and Common Area "A" TRACT 1439 – PRAIRIE MEADOWS,
according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is **\$200,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 26th day of September, 2011.

Sterling Savings Bank

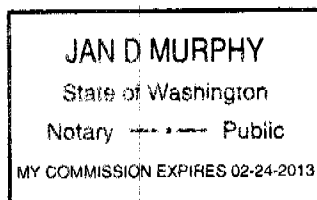
By Brenda Vanderdoes
BRENDA VANDERDOES, V.P.

State of Washington

County of Spokane

On this day personally appeared before me Brenda Vanderdoes as VP
for Sterling Saving Bank to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for
the uses and purposes therein mentioned.

GIVEN under my hand official seal this 26th day of September, 2011.



Jan D Murphy
Printed Name: Jan D. Murphy
Notary Public in and for the State of
Washington residing at Spokane.

My appointment expires 2-24-13