

151766172

After recording return to:
Sabal Financial Group, LP 482 North Rosemead, Suite 103 Pasadena, CA 91107
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

2011-010908
Klamath County, Oregon



09/29/2011 03:37:23 PM Fee: \$37.00

Order Number: 50637

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Bank of the Cascades, Grantor,
conveys and specially warrants to
NW Bend Real Estate Holdings 630 Main, LLC, a Delaware Limited Liability Company, Grantee,
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The Easterly 53 feet 4 inches of Lot 7 and the Westerly 20 feet of Lot 8 in Block 38 of Original Town of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): **R479155**
Map/Tax Lot No(s): **R-3809-032AB-05300**


This property is free of encumbrances created or suffered by the Grantor, EXCEPT: Taxes for the fiscal year 2011-2012 a lien due, but not yet payable.

The true consideration for this conveyance is \$59,752.00. (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, 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.

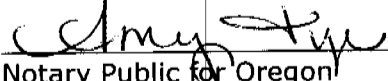
Executed this 28 day of September, 2011

Bank of the Cascades


By: Patricia L. Moss
Its Chief Executive Officer

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 28 day of September, 2011 by Patricia L. Moss, as Chief Executive Officer of Bank of the Cascades


Notary Public for Oregon
My commission expires: February 7, 2014

