

NOTE 91875-LW

THIS SPAC

2011-011959

Klamath County, Oregon



00109199201100119590020028

10/26/2011 11:19:26 AM

Fee: \$42.00

After recording return to:

JOHN TURNAGE

411 WEST OREGON AVE.

KLAMATH FALLS, OR 97601

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

JOHN TURNAGE

411 WEST OREGON AVE.

KLAMATH FALLS, OR 97601

Escrow No. MT91875-LW

Title No. 0091875

SWD r.042611

STATUTORY WARRANTY DEED

SOUTH VALLEY BANK AND TRUST,

Grantor(s), hereby convey and warrant to

JOHN TURNAGE and SARAH E. TURNAGE, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 979, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$24,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42pnt

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 21 day of October 2011.

SOUTH VALLEY BANK AND TRUST

BY: William E. Castle
WILLIAM E. CASTLE, PRESIDENT/CEO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 21, 2011 by WILLIAM E. CASTLE AS PRESIDENT/CEO OF SOUTH VALLEY BANK AND TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

