

UTC 92156-KR



THIS SPACE

2011-012806

Klamath County, Oregon



11/15/2011 11:22:47 AM

Fee: \$37.00

After recording return to:

Shannon Metcalf

1016 Alandale Street

Klamath Falls, OR 97603

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

Shannon Metcalf

1016 Alandale Street

Klamath Falls, OR 97603

Escrow No. MT92156-KR

Title No. 0092156

SWD1 r.041111

STATUTORY WARRANTY DEED

Leo C. Olsen IRA, South Valley Bank and Trust, Custodian,

Grantor(s), hereby convey and warrant to

Shannon Metcalf,

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 22 of OLD ORCHARD MANOR, 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 **\$83,500.00**.

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:

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 10 day of November, 2011.

Leo C. Olsen IRA, South Valley Bank and Trust, Custodian

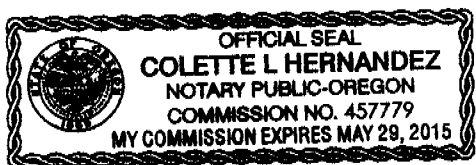
by:

Authorized Signer

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on November 10, 2011 by Tracy Ronningen as Authorized Signer for Leo C. Olsen IRA, South Valley Bank and Trust, Custodian.



Colette Hernandez
(Notary Public for Oregon)

My commission expires May 29, 2015.

374m