

lot 1778779-SL

2011-013345
Klamath County, Oregon



00110830201100133450020021



THIS SPACE

12/01/2011 11:50:24 AM

Fee: \$42.00

After recording return to:
Mark D. Chinander and Pamela D.
Chinander
5148 Aster Lane
Klamath Falls, OR 97601

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

Mark D. Chinander and Pamela D.
Chinander
5148 Aster Lane
Klamath Falls, OR 97601

File No.: 7021-1778779 (SFK)

Date: October 19, 2011

STATUTORY WARRANTY DEED

CCB-Southview, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Mark D. Chinander and Pamela D. Chinander**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 3 OF TRACT 1508 THE GARDENS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

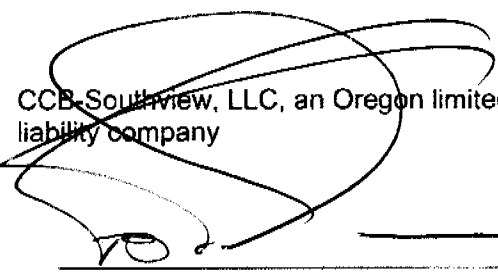
Subject to:

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 **\$124,900.00**. (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, 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 28th day of December, 2011.


CCB-Southview, LLC, an Oregon limited liability company

By: Fred Johnson, Executive Vice President

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

This instrument was acknowledged before me on this 28th day of December, 2011 by Fred Johnson as Executive Vice President of CCB-Southview, LLC, an Oregon limited liability company, on behalf of the .


Notary Public for Oregon
My commission expires: 1/17/14

