

2 - MTC 93143-MS



2012-003296

Klamath County, Oregon

THIS SPAC



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03/29/2012 03:11:31 PM

Fee: \$42.00

After recording return to:

City of Klamath Falls

226 S. 6th Street

Klamath Falls, OR 97601

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

City of Klamath Falls

226 S. 6th Street

Klamath Falls, OR 97601

Escrow No. MT93143-MS

Title No. 0093143

SPECIAL r.020212

SPECIAL WARRANTY DEED

PREMIERWEST BANK,

Grantor(s) hereby conveys and specially warrants to

City of Klamath Falls,

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:

Lot 9 and the Westerly 45 feet of Lot 10, Block 49 NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the South 7 feet for alley conveyed to the City of Klamath Falls in Deed Book 63, page 67, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$100,000.00**.

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:

Grantor conveys and specially warrants to City of Klamath Falls, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-019985.

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.

421417

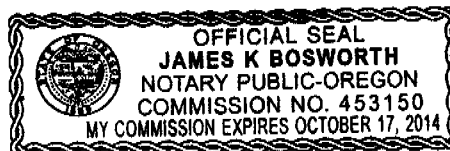
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27th day of March, 2012

PREMIERWEST BANK

BY: [Signature]

Tom Anderson, Executive Vice President/Chief
Admin. Officer



State of Oregon

County of Jackson

This instrument was acknowledged before me on March 27, 2012 by Tom Anderson, as Executive Vice President and Chief Administrative Officer for PREMIERWEST BANK.

[Signature]
(Notary Public for Oregon)

My commission expires 10/17/14