

NOT 93353-LW

THIS SPA

2012-003841

Klamath County, Oregon



00116606201200038410020029

04/12/2012 11:35:59 AM

Fee: \$42.00

After recording return to:

JAMES B. SMITH

267 BLOSSOM VALLEY DR

LOS GATOS, CA 95032-3808

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

JAMES B. SMITH

267 BLOSSOM VALLEY DR

LOS GATOS, CA 95032-3808

Escrow No. MT93353-LW

Title No. 0093353

SWD r.020212

STATUTORY WARRANTY DEED

SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION,

Grantor(s), hereby convey and warrant to

JAMES B. SMITH and BARBARA J. SMITH, 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 1142, Running Y Resort, Phase 13, Tract 1429, 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 **\$22,000.00**.

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:

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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 5 day of April, 2012.

SOUTH VALLEY BANK & TRUST, AN OREGON
BANKING CORPORATION

BY [Signature]
LOREN LAWRIE, VP/CFO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 5, 2012 by LOREN LAWRIE AS VP/CFO OF SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION.

[Signature]
(Notary Public for Oregon)

My commission expires 2-22-2013

