

1st 1887221-ALF

2012-005426
Klamath County, Oregon



After recording return to:
IRA Services Trust Company CFBO
Daniel E Sprouse
4218 8 NE 26th
Portland, OR 97211

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

File No.: 7021-1887221 (ALF)
Date: May 15, 2012

THIS SPACE



05/18/2012 02:16:02 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Daniel E Sprouse, as to an undivided 50% interest, Grantor, conveys and warrants to **IRA Services Trust Company CFBO Daniel E Sprouse, as to an undivided 50% interest**, 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 215, Running Y Resort, Phase 3, according to the official plat thereof on file in the office of the County Clerk of Klamth 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 **\$to convey title only**. (Here comply with requirements of ORS 93.030)

F42-

APN:

Statutory Warranty Deed
- continued

File No.: 7021-1887221 (ALF)


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.

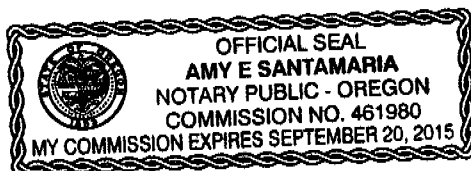
Dated this 17 day of May, 2012.


Daniel E Sprouse

STATE OF Oregon)
County of Washington)ss.

This instrument was acknowledged before me on this 17 day of May, 2012
by **Daniel E Sprouse**.





Notary Public for Oregon

My commission expires: September 20, 2015