

187  
1874821-ALF

2012-006127  
Klamath County, Oregon



00119297201200061270020028



After recording return to:  
Jana M Degarmo  
1527 Pleasant Ave  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jana M Degarmo  
1527 Pleasant Ave  
Klamath Falls, OR 97601

File No.: 7021-1874821 (ALF)  
Date: April 24, 2012

THIS SPACE RESERVED

06/05/2012 02:18:06 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Leo Olsen, IRA, South Valley Bank & Trust, an Oregon Banking Corp, ISAOA, Custodian,**  
Grantor, conveys and warrants to **Jana M Degarmo**, 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 10, BLOCK 8, OF FAIRVIEW ADDITION NO.2, TO THE CITY OF KLAMATH  
FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF 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 **\$68,380.00**. (Here comply with requirements of ORS 93.030)

F.  
42.00

**APN: R300864**

Statutory Warranty Deed  
- continued

**File No.: 7021-1874821 (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.

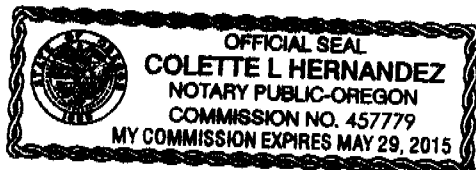
Dated this 4 day of June, 2012

**Leo Olsen, IRA, South Valley Bank & Trust,  
an Oregon Banking Corp, ISAOA, Custodian**

By: Tracy Ronningen

STATE OF Oregon )  
 )ss  
County of Klamath )

This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2012  
by Tracy Ronningen as of Leo Olsen, IRA, South Valley Bank & Trust, an Oregon Banking Corp, ISAOA,  
Custodian, on behalf of the .



Collette Hernandez  
Notary Public for Oregon  
My commission expires: May 29, 2015