

WTC 93757W



THIS SPA:

2012-006327

Klamath County, Oregon



00119548201200063270020021

06/11/2012 11:30:34 AM

Fee: \$42.00

After recording return to:

DAVID TRIPP

10107 BEECH ST

PORTLAND, OR 97220

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

DAVID TRIPP

10107 BEECH ST

PORTLAND, OR 97220

Escrow No. MT93757-LW

Title No. 0093757

SWD r.020212

STATUTORY WARRANTY DEED

SOUTH VALLEY BANK & TRUST,

Grantor(s), hereby convey and warrant to

DAVID TRIPP and DEBBY TRIPP, 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 1146, 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:

4/2pmj

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 6 day of June, 2012

SOUTH VALLEY BANK & TRUST

BY: William E. Castle
WILLIAM E. CASTLE, PRESIDENT/CEO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 06, 2012 by WILLIAM E. CASTLE AS PRESIDENT/CEO OF SOUTH VALLEY BANK & TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

