

1st 1903534 - AF

2012-007632

Klamath County, Oregon



00121087201200076320020026



After recording return to:
John Palmer and Cheryl L Palmer
10658 Wright Ave.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
John Palmer and Cheryl L Palmer
10658 Wright Ave.
Klamath Falls, OR 97603

File No.: 7021-1903534 (ALF)
Date: June 12, 2012

THIS SPACE RE

07/12/2012 11:08:41 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Leo C. Olsen IRA, SVB&T a(n) Oregon Banking Corporation, ISAOA, Custodian, Grantor,
conveys and warrants to **John Palmer and Cheryl L Palmer, husband and wife as tenants by the**
entirety, 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:

UNIT 10658, (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS STAGE 1
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.
2. 2012/2013 Real property taxes; a lien not yet due and payable

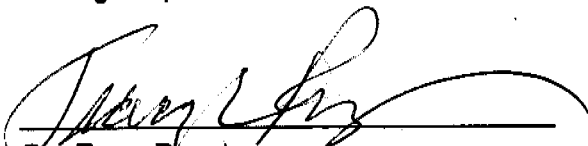
The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

1st 42-

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 July, 2012.

Leo C. Olsen IRA, SVB&T a(n) Oregon
Banking Corporation, ISAOA, Custodian


By: Tracy Ronningen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6th day of July, 2012
by Tracy Ronningen.



Notary Public for Oregon
My commission expires: 2/21/14

