

1st
1940843-AF

2012-009249

Klamath County, Oregon



00123076201200092490020026



After recording return to:
Evan D. Mortenson
8906 Rocking Horse Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Evan D. Mortenson
8906 Rocking Horse Lane
Klamath Falls, OR 97603

File No.: 7021-1940843 (ALF)
Date: August 13, 2012

THIS SPACE RE

08/21/2012 10:59:41 AM

Fee: \$42.00

STATUTORY SPECIAL WARRANTY DEED

PremierWest Bank, Grantor, conveys and specially warrants to **Evan D. Mortenson**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 744, RUNNING Y RESORT, PHASE 9, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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 taxes a lien, not yet due and payable

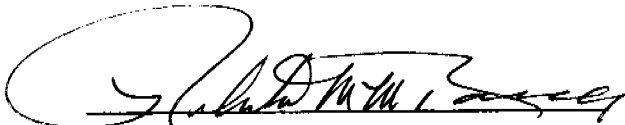
The true consideration for this conveyance is **\$10,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00

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 20 day of August, 2012.

PremierWest Bank



By: LeArta M.M. Romero, Vice
President



STATE OF OREGON)
)ss.
County of JACKSON)

This instrument was acknowledged before me on this 20th day of August, 2012
by LeArta M.M. Romero as Vice President of PremierWest Bank, on behalf of the .

Charlotte J. Lusk, Notary Public

Notary Public for Oregon
My commission expires: 03/31/2014