

2012-010719

Klamath County, Oregon



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09/27/2012 03:33:07 PM

Fee: \$42.00

RETURN TO:
Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Michael S. Luoma
4728 Coopers Hawk Road
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

South Valley Bank & Trust, as Personal Representative of the Estates of Thomas E. Janora and Pamela A. Janora, deceased, Grantor, conveys to Michael S. Luoma, Grantee, the following described real property located in County, Oregon:

PARCEL 1: Lot 777, RUNNING Y RESORT, PHASE 6, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Account No. 3808-015BB-06200-000 Key No.: 887355

PARCEL 2: Lot 803 of RUNNING Y RESORT, PHASE 10, recorded September 26, 2001 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3808-015BB-07400-000 Key No.: 887989

The true and actual consideration for this conveyance is an inheritance.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTIN STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 214.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO

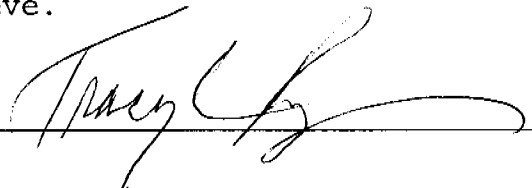
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERWS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.366 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010 THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 21 day of September 2012.

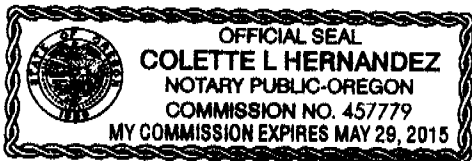

TRACY L. RONNINGEN, IPA ADMINISTRATOR

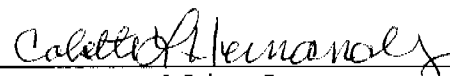
STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Tracy Ronningen, who being first duly sworn, stated that he is a Vice-President of South Valley Bank & Trust and that said instrument was signed on behalf of said South Valley Bank & Trust by authority of its board of directors; and he has read the foregoing, know the contents thereof, and that the same is true as he verily believe.



SUBSCRIBED AND SWORN to before me this 21st day of September 2012.




Notary Public for Oregon
My Commission expires: May 29, 2015