

2013-000240

Klamath County, Oregon

01/07/2013 03:14:59 PM

Fee: \$57.00

mtc 44853  
Recording requested by and when  
recorded please return to :

STERLING SAVINGS BANK  
Attn: Daniel Fiscus  
111 N. Wall  
Spokane, Washington 99201

Send Tax Notices to:

STERLING SAVINGS BANK  
Attn: Special Assets  
111 N. Wall  
Spokane, Washington 99201

### STATUTORY WARRANTY DEED

THE GRANTOR, STANLEY D. PETERS AND LINDA L. PETERS, husband and wife, and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to STERLING SAVINGS BANK, a Washington state chartered bank, the following real property, situated in the County of Klamath, State of Oregon:

Lots 3, 5, 10 and 11, Tract 1457-DOVE HOLLOW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Situate in the County of Klamath, State of Oregon.

**Tax Parcel No.:** 3809-036CA-08900-000; 3809-036CA-09100-000  
3809-036CA-10100-000; 3809-036CA-10200-000

At the time of execution of this Deed, Grantor is seized of the estate in the above-described real Property and warrants and will defend the title to the property against all persons who may lawfully claim the same. Further, at the time of the delivery of the deed the property is free from encumbrances except as specifically set forth in Exhibit "A" attached hereto ("Permitted Exceptions").

Grantor hereby waives, surrenders, conveys and relinquishes to Grantee any equity of redemption. Grantor further conveys to Grantee all statutory rights of redemption in respect to the Property arising under any sheriff's sale pursuant to any judgment. Grantor acknowledges that Grantor has executed and delivered this Deed voluntarily and that Grantor is not acting under any misapprehension, fraud, undue influence or duress.

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,

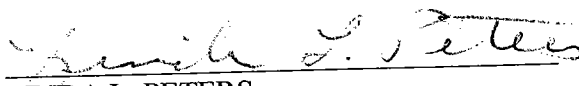
57 AMT

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING 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, 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 215.010, 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 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 26 day of <sup>December</sup> ~~November~~ 2012.

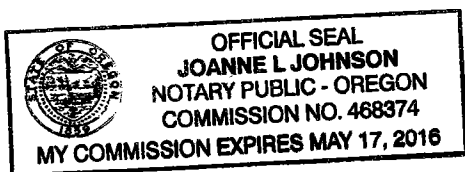
  
STANLEY D. PETERS

  
LINDA L. PETERS

STATE OF OREGON )

COUNTY OF Klamath ) ss.

On this 26 day of ~~November~~ DECEMBER, 2012, before me, a Notary Public in and for said State, personally appeared Stanley D. Peters, personally known to me to be the person whose names is subscribed to the within instrument and acknowledged to me that he executed the same freely and voluntarily in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

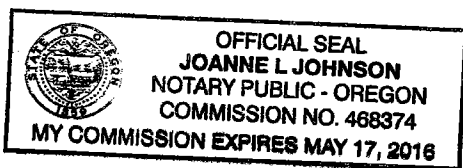


Joanne L Johnson  
Print Name: JOANNE L JOHNSON  
NOTARY PUBLIC in and for the State of Oregon  
Residing at: 206 E Front St Merrill  
My commission expires: MAY 17, 2016

STATE OF OREGON )

COUNTY OF Klamath ) ss.

On this 26 day of ~~November~~ DECEMBER, 2012, before me, a Notary Public in and for said State, personally appeared Linda L. Peters, personally known to me to be the person whose names is subscribed to the within instrument and acknowledged to me that she executed the same freely and voluntarily in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Joanne L Johnson  
Print Name: JOANNE L JOHNSON  
NOTARY PUBLIC in and for the State of Oregon  
Residing at: 206 E Front St Merrill  
My commission expires: MAY 17, 2016

Exhibit "A"  
Permitted Exceptions to Title

1. A special Ordinance annexing 4.76 acres of land East of Patterson Street and North of Harvey Drive into the City of Klamath Falls;  
Ordinance No: 05-12  
Recorded: October 14, 2005  
Volume: M05, Page 66576, Microfilm Records of Klamath County, Oregon
2. Covenants, conditions, restrictions and easement shown on recorded plat as follows:  
“...We do hereby create a 10 foot wide public utility easement adjacent to Dove Hollow Drive and Carlson Drive as shown on the annexed plat. We also hereby create a 10 foot wide private storm drain easement on the Westerly 10 feet of Lots 10, 18, 17 and 16. We also create a 16 foot wide private storm drain easement along the South line of Lots 15 and 16. Said storm drain easements are for the benefit of Dove Hollow Homeowners Association Inc. as contained in Deed Volume 2007, page 005279. We also hereby create a 16 foot wide private waterline easement along the West line of Lots 10 and 18 for the benefit of Lots 17 and 18. And also hereby create a 16 foot wide private waterline easement along the South line of Lot 15 for the benefit of Lot 16...”
3. Easement as dedicated or delineated on the recorded plat.  
For: Public Utility  
Affects: 10 feet along road
4. Terms, Conditions and Provisions in Storm Water Drainage Easement;  
Dated: June 5, 2006  
Recorded: June 9, 2006  
Volume: M06, page 11789, Microfilm records of Klamath County, Oregon  
In Favor of: Dove Hollow Estates  
For: Construction, operation, maintenance, repair and replacement of a storm water drain.
5. Covenants, conditions, restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,  
Recorded: March 23, 2007  
Volume: 2007, page 005279, Microfilm Records of Klamath County, Oregon  
Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Dove Hollow Homeowners Association. Said covenants, conditions and restrictions also provide for assessments of the Architectural Review Committee.

6. The By-Laws, subject to the terms and provisions thereof, of Dove Hollow Homeowners Association, Inc.;

Recorded: May 8, 2007

Volume: 2007, page 008287, Microfilm Records of Klamath County,  
Oregon