THIS SPACE RESERVED FOR RECORDER'S USE



2013-000599 Klamath County, Oregon 01/16/2013 01:38:31 PM

Fee: \$42.00

After recording return to: Kelli D. Tompkins

10337 Wright Ave.

Klamath Falls, OR 97603

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

Kelli D. Tompkins

10337 Wright Ave.

Klamath Falls, OR 97603

Escrow No. MT95826-LW

Title No.

0095826

SWD r.020212

STATUTORY WARRANTY DEED

Siuslaw Bank,

Grantor(s), hereby convey and warrant to

Kelli D. Tompkins,

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:

Unit 10337, (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.

The true and actual consideration for this conveyance is \$65,000.00.

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:

42 AmT

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TFFLE 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 14 day of JANUARY, 2013.

SIUSLAW BANK

& Bok Wather

AS: EUP

State of Oregon County of Lane

This instrument was acknowledged before me on January 14, 2013 by Brucek, webber as: EVP of Siuslaw Bank.

OFFICIAL SEAL

MARY ANNE TESCH

NOTARY PUBLIC - OREGON

COMMISSION NO. 447494

MY COMMISSION EXPIRES APRIL 02, 2014

(Notary Public for Over on)

My commission expires 4/2/14