

mrc 96695-

Western Title & Escrow

Order Number: **71502**

2013-002199

Klamath County, Oregon

02/28/2013 09:58:29 AM

Fee: \$42.00

Grantor
Home Federal Bank PO Box 10426 Eugene, OR 97440
Grantee
David B. Anderson Virginia L. Anderson 11548 Burlwood Drive La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
David B. Anderson Virginia L. Anderson 11548 Burlwood Drive La Pine, OR 97739

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Home Federal Bank, Grantor, conveys and specially warrants to David B. Anderson and Virginia L. Anderson, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 6 in Block 2 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: **2310-036B0-9200-000**

Map & Tax Lot: **2310-036B0-09200-000**

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: NONE

The true consideration for this conveyance is **\$190,000.00**. (Here comply with requirements of ORS 93.030.)

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,

42 Amt

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.

Executed this 25th day of February, 2013

Home Federal Bank

By: Mark C. Johnson
By: Mark C. Johnson

Its Western Oregon Region President

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 25th day of February, 2013 by **Mark C. Johnson**, as Western Oregon Region President of Home Federal Bank

Denise McKenney
Notary Public for Oregon

My commission expires: 08/03/2013

