



THIS SPACE RESERVED

2016-010156
Klamath County, Oregon
09/26/2016 10:47:00 AM
Fee: \$47.00

After recording return to:

Dustin T. Wade and Janice R. Wade
521 Hillside Ave
Klamath Falls, OR 97601

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

Dustin T. Wade and Janice R. Wade
521 Hillside Ave
Klamath Falls, OR 97601
File No. 129314AM

STATUTORY WARRANTY DEED

Banner Mortgage 401K Retirement Plan LLC,

Grantor(s), hereby convey and warrant to

Dustin T. Wade and Janice R. Wade, as Tenants by the Entirety,

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:

Lot 8 in Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon,

EXCEPTING THEREFROM the North 5 feet thereof conveyed to Klamath County for road purposes by deed recorded June 25, 1965 in Book 362 Page 462, deed records of Klamath County, Oregon

AND EXCEPTING THEREFROM the South 5 feet of the North 10 feet thereof conveyed to Klamath County for road purposes by Warranty Deed recorded March 13, 2006 in Volume M06 Page 07175, records of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$99,000.00.**

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 22 day of Sept 2016.

Banner Mortgage 401K Retirement Plan LLC

By: John Shama Trustee
John Shama, Trustee

State of OREGON } ss
County of Lane }

On this 22nd day of Sept, 2016, before me, Joseph M. Silence a Notary Public in and for said state, personally appeared John Shama, Trustee of Banner Mortgage 401 K Retirement Plan LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joseph M. Silence
Notary Public for the State of Oregon
Residing at: Springfield, Oregon
Commission Expires: 2-19-17

