



MT75948-LW

After recording return to:

THOMAS L. POTTER

P. O. BOX 1467

KLAMATH FALLS, OR 97601

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

THOMAS L. POTTER

P. O. BOX 1467

KLAMATH FALLS, OR 97601

Escrow No. MT75948-LW

Title No. 0075948

SWD

THIS SPACE RESERVED FOR RECORDER'S USE

2006-017149

Klamath County, Oregon



00002130200600171490020026

08/25/2006 03:11:41 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

ARMAND R. LABORDE, TRUSTEE FOR THE ARMAND R. LABORDE REVOCABLE LIVING TRUST, DATED April 3, 1997 Grantor(s) hereby convey and warrant to **THOMAS L. POTTER AND LOIS POTTER, 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:

All that portion of the SW1/4 SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of the Oregon State Secondary Highway designated as Lake O' the Woods Highway No. 270.

Tax Account No: 3606-010D0-00400-000

Key No: 315698

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:

2006-2007 Real Property Taxes a lien not yet due and payable; 2005/06 Real Property Taxes, delinquent in the amount of \$2,205.13 plus interest, Key #315698, Account #3606-010D0-00400-000, being assumed by the Grantee and said Grantee will be responsible for payment of said taxes.

The true and actual consideration for this conveyance is **\$250,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

2600

Dated this 9 day of August, 2006.

THE ARMAND R. LABORDE REVOCABLE LIVING TRUST

BY: Armand R. Laborde Trustee
ARMAND R. LABORDE, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF San Mateo ^{SS.}

On August 9, 2006, ^{ES} before me, E. Herlihy, Notary Public personally appeared ARMAND R. LABORDE, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(~~ies~~), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

E. Herlihy

