

13916-9372

2009-003255
Klamath County, Oregon



03/05/2009 03:19:41 PM

Fee: \$21.00

After recording return to:
Regency Phase 3 Subdivision Homeowners
1565 Satellite Drive
Medford, OR 97504

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

Regency Phase 3 Subdivision Homeowners
1565 Satellite Drive
Medford, OR 97504

STATUTORY WARRANTY DEED

Skies The Limit, Inc., an Oregon Business Corporation, Grantor(s) hereby convey and warrant to Regency Phase 3 Subdivision Homeowners Association, Inc. an Oregon Non-Profit Corporation, 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 41 Tract 1445, REGENCY ESTATES, PHASE 3 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is \$ 45,000.

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. 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.

Dated this 5th day of March, 2009.

Skies The Limit, Inc., an Oregon Business Corporation

BY: [Signature]
Daniel J. Zakour, President

AMERITITLE, has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 5th, 2009 by Daniel J. Zakour, President for Skies The Limit, Inc., an Oregon Business Corporation.

Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2012



KLAMATH