2010-001529 Klamath County, Oregon



Fee: \$47.00



After recording return to: Skate Warehouse, LLC 800 Spring Street Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Skate Warehouse, LLC 800 Spring Street Klamath Falls, OR 97601

File No.: 7021-1474318 (DMC) Date: September 22, 2009

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STATUTORY WARRANTY DEED

THIS SPAC.

Michael L. Potts and Carolynne Potts, Grantor, conveys and warrants to **Skate Warehouse**, **LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 7, 8 AND 9, BLOCK 18, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. The 2009-2010 Taxes, a lien not yet payable.

The true consideration for this conveyance is \$205,000.00. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

APN: R478398

File No.: **7021-1474318 (DMC)** Date: **09/22/2009**

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 13th day of Och	ber	_, 20 <u>09</u>	
Michael L. Potts	d	Carolynne Polis	200
STATE OF)		
County of)ss.)		
This instrument was acknowledged be by Michael L. Potts and Carolynne		day of	, 20
	Notary Public My commissi		
notary on next page			

CALIFORNIA NOTARY ACKNOWLEDGEMENT

State of California County of San Luis Obispo
On October 13, 2009 before me, Kathy Benabides, Notary Public
personally appeared Carolynne Potts and Michael L. Potts
who 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/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.
WITNESS my hand and official seal. KATHY BENABIDES COMM. # 1840076 () NOTARY PUBLIC: CALIFORNIA SAN LUIS OBISPO COUNTY MY COMM. EXP. APR. 06, 2013
With Edd my hand and omeiar seal.
Signature Latty Benalus (SEAL)

SIGNATURE ON PREVIOUS PAGE