

WTC 88093-KR



2010-013151

Klamath County, Oregon

THIS SPAC



00092822201000131510030031

11/10/2010 03:29:22 PM

Fee: \$47.00

After recording return to:
Pineapple Express, LLC., an Oregon limited
liability company
626 S. 7th Street
Klamath Falls, OR 97601

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

Pineapple Express, LLC., an Oregon limited
liability company
626 S. 7th Street
Klamath Falls, OR 97601

Escrow No. MT88093-KR
Title No. 0088093
SWD-EM r.012910

STATUTORY WARRANTY DEED

Doris C. Sessom, as to an undivided 77.9070% interest and Klamath Beauty College, Inc. an Oregon Corporation, Inc., an Oregon Corporation, as to an undivided 22.0930% interest, Grantor(s) hereby convey and warrant to Pineapple Express, LLC., an Oregon limited liability company, 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:

Lots 8, 9 and 10 in Block 105 of KLAMATH 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.

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 **\$550,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

47am

Dated this 3rd day of November, 2010.

Klamath Beauty College, Inc. an Oregon Corporation

BY: Steven E. Schauer, President
Steven E. Schauer, President

Signed in counterpart
Doris C. Sessom, Individually

State of Oregon

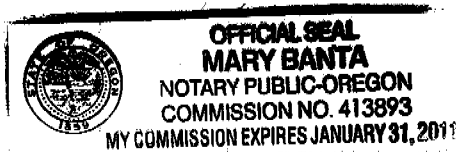
County of ~~KLAMATH~~

Baker mo

This instrument was acknowledged before me on Nov 3, 2010 by Doris C. Sessom, Individually and Steven E. Schauer as President for Klamath Beauty College, Inc. an Oregon Corporation.

Mary Banta
(Notary Public for Oregon)

My commission expires 1/31/2011



Dated this 3rd day of November 2010

Klamath Beauty College, Inc. an Oregon Corporation

BY: signed in counterpart

Steven E. Schauer, President

Doris C. Sessom
Doris C. Sessom, Individually

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov. 3, 2010 by Doris C. Sessom, Individually and ~~Steven E. Schauer as President for Klamath Beauty College, Inc. an Oregon Corporation~~ (e)

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

