

2014-003013

Klamath County, Oregon

04/07/2014 02:29:56 PM

Fee: \$47.00

187 221120 - ALF



After recording return to:
Raymond Poteet and Raquel Poteet
6336 Elder Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Raymond Poteet and Raquel Poteet
6336 Elder Way
Klamath Falls, OR 97603

File No.: 7021-221120 (ALF)
Date: February 13, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Equity Trust Company Custodian FBO Riley Savage's IRA, Grantor, conveys and warrants to
Raymond Poteet and Raquel Poteet, husband and wife, 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:

Lot M in Block A, NICHOLS ADDITION to the City of Klamath Falls, according to the
supplemental plat of Block 66 and 70, Nichols Addition, 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.

The true consideration for this conveyance is **\$94,900.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

APN: R370770

Statutory Warranty Deed
- continued

File No.: 7021-2211120 (ALF)

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 4 day of April, 2014.

Equity Trust Company Custodian FBO Riley
Savage's IRA

By: Jeffrey S Brown
Corporate Alternate Signer

STATE OF Ohio)
County of Cuyahoga)ss.

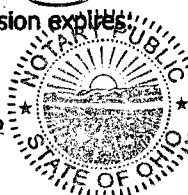
This instrument was acknowledged before me on this 4 day of April, 2014
by Jeffrey S Brown as Corporate Alternate Signer of Equity Trust
Company Custodian FBO Riley Savage's IRA, on behalf of the.

Notary
for

Public

My commission expires

Page 2 of 2



MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2016