

MT51378-LW  
**WARRANTY DEED**

Vol MOO Page 28707

THOMAS LEROY POTTER and LOIS KAY POTTER, husband and wife,  
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
**JOSEPH J. CARTER,**

Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of **KLAMATH** and State of Oregon, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**  
**3809-029DB-01900 302997**

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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.

The true and actual consideration for this conveyance is **57,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: **1359 WILFORD AVE., KLAMATH FALLS, OR 97601**

Dated this 4th day of August, 2000

Thomas Leroy Potter

THOMAS LEROY POTTER

Lois Kay Potter

LOIS KAY POTTER

State of Oregon  
 County of **KLAMATH**

This instrument was acknowledged before me on August 4, 2000 by  
 THOMAS LEROY POTTER AND LOIS KAY POTTER.

Lisa Weatherby  
 (Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT51378-LW

Return to:  
 JOSEPH J. CARTER  
 1359 WILFORD AVE.  
 KLAMATH FALLS, OR 97601



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 19 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, being in the Northwest quarter of the Southeast quarter of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, situated in the City of Klamath Falls, Klamath County, Oregon:

Beginning at the Southeast corner of Lot 19, Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 08/04/00, at 3:22 p m.  
In Vol. M00 Page 28707  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>