



THIS SPACE RE

**M06-13624**

Klamath County, Oregon

07/05/2006 03:08:26 PM

Pages 1 Fee: \$21.00

After recording return to:

THOMAS L. POTTER

PO Box 1467

Klamath Falls, OR 97601

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

THOMAS L. POTTER

PO Box 1467

Klamath Falls, OR 97601

Escrow No. MT75000-LW

Title No. 0075000

SWD

MT75000-LW

### STATUTORY WARRANTY DEED

**DIRK DEGROOT and DERRICK DEGROOT, as tenants in common**, Grantor(s) hereby convey and warrant to **THOMAS L. POTTER and LOIS K. POTTER, as tenants by the entirety**, 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:

Tract 8B of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS AND EXCEPT that portion of Tract 8B which was deeded to the City of Klamath Falls by instrument recorded October 23, 1974 in Volume M74, page 13973, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3808-025DA-01400-000

Key No: 424428

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$69,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

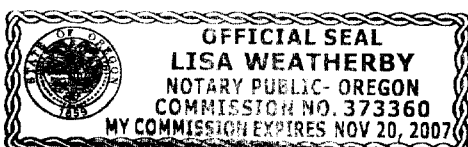
Dated this 22 day of June, 2006

DIRK DEGROOT

DERRICK DEGROOT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 22, 2006 by DIRK DEGROOT and DERRICK DEGROOT.



(Notary Public for Oregon)

My commission expires 11/20/07

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