

2010-008477

Klamath County, Oregon



00087320201000084770020027

07/14/2010 03:23:42 PM

Fee: \$42.00



THIS SPACE

After recording return to:  
Kurt Denton Potter and Jeanne Marie  
Potter  
30300 Amurst Drive  
Val Verde, CA 91384

Until a change is requested all tax statements  
shall be sent to the following address:  
Kurt Denton Potter and Jeanne Marie  
Potter  
30300 Amurst Drive  
Val Verde, CA 91384

File No.: 7021-1590111 (ALF)  
Date: June 22, 2010

15+ 1590111

### STATUTORY WARRANTY DEED

**Paul W. Larson and Helen E. Larson, Trustees of the Larson Family Living Trust dated November 1, 1991, Grantor, conveys and warrants to Kurt Denton Potter and Jeanne Marie Potter, husband and wife as tenants by the entirety and Jediah Potter, all with full rights of survivorship, 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:

**THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, 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 **\$45,000.00**. (Here comply with requirements of ORS 93.030)

F

APN: R256573

Statutory Warranty Deed  
- continued

File No.: 7021-1590111 (ALF)  
Date: 06/22/2010

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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 9<sup>th</sup> day of July, 20 10.

Paul W Larson and Helen E Larson trustees  
of the Larson Family Trust dated November  
1, 1991

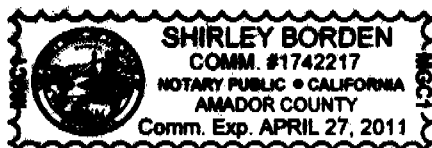
Paul W Larson, Trustee  
Paul W Larson, Trustee

Helen E. Larson, Trustee  
Helen E Larson, Trustee

STATE OF California )  
Oregon )  
County of Amador )  
Klamath )

P. W. L.  
H. E. L.  
S. B.

This instrument was acknowledged before me on this 9<sup>th</sup> day of July, 20 10  
by as of Paul W Larson and Helen E Larson trustees of the Larson Family Trust dated November 1, 1991,  
on behalf of the .



Shirley Borden  
Notary Public for Oregon California  
My commission expires: 4-27-11  
Page 2 of 3

P. W. L.  
H. E. L.  
S. B.