



2015-010728
Klamath County, Oregon
09/30/2015 09:11:02 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Frank Jones III

3250 Carlton Dr

Thousand Oaks, CA 91360

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

Frank Jones III

3250 Carlton Dr

Thousand Oaks, CA 91360

File No. 69698AM

STATUTORY WARRANTY DEED

Donald Potter, Trustee of the Potter Family Trust u.a.d. July 24, 1989,

Grantor(s), hereby convey and warrant to

Frank Jones III ,

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:

The SE 1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

A parcel of land situated in the SW1/4 of Section 5, T35S, R9E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the southeast corner of said SW1/4 thence N89°35'56" W along the south line of said Section 5, 912.37 feet to the mean centerline of Sprague River; thence N10°21'27" West along said river centerline and the extension thereof 1343 feet more or less to the north line of SS1/2 of said SW1/4; thence easterly along said north line of the S1/2 SW1/4, 65 feet more or less to the southwest right-of-way line of the Sprague River--Chiloquin Highway; thence Southeasterly along said right-of-way line, 1335 feet more or less to the east line of said SW1/4; thence leaving said right-of-way line southerly along said east line SW1/4 555 feet more or less to the point of beginning. Also excepting therefrom that portion of the SE1/4 SW1/4 lying westerly of the above described parcel of land. Also excepting therefrom the right-of-way of Sprague River Road.

The true and actual consideration for this conveyance is **\$164,000.00**.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 29 day of September, 2015.

Donald Potter, Trustee of the Potter Family Trust u.a.d. July 24, 1989

By: Donald Potter
Donald Potter, Trustee

State of Oregon } ss
County of Klamath }

On this 29 day of September, 2015, before me,
Cherice F. Treasure a Notary Public in and for said state, personally appeared Donald Potter, Trustee of the Potter Family Trust u.a.d. July 24, 1989, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 6/17/2016

