

AmeriTitle
MTC 113940AM

2016-007747

Klamath County, Oregon

07/21/2016 03:52:06 PM

Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:

Potter Family Trust u.a.d. December 19, 1991
2808 Dark Hollow Road
Medford, OR 97501

GRANTEE:

Ryan Bronson and Melissa Bronson
1430 Bothwick St.
Myrtle Point, OR 97458

SEND TAX STATEMENTS TO:

Ryan Bronson and Melissa Bronson
1430 Bothwick St.
Myrtle Point, OR 97458

AFTER RECORDING RETURN TO:

Ryan Bronson and Melissa Bronson
1430 Bothwick St.
Myrtle Point, OR 97458

**AFTER RECORDING
RETURN TO**

Titco Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

Escrow No: 360616016102-TTCOO42
R90056 Map R-3208-01800-01100-000
R-3208-01800-01100-000
Chiloquin, OR 97624

STATUTORY WARRANTY DEED

Dennis W. Potter, trustee of the Potter Family Trust u.a.d. December 19, 1991, Grantor, conveys and warrants to

Ryan Bronson and Melissa Bronson, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The S1/2 S1/2 SE1/4 of Section 18, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$33,000.00. (See ORS 93.030)

Subject to and excepting:

2016/17 taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.

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: 7/19/16

Potter Family Trust u.a.d. December 19, 1991

By: Dennis W. Potter Trustee
Dennis W. Potter, Trustee

360616016102-TTCOO42
Deed (Warranty-Statutory)

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on July 19, 2014

by: Dennis W. Potter, trustee of the Potter Family Trust.

Veronica Laine Deason, Notary Public - State of Oregon
My commission expires: 11/1/19

