

Recording Requested by:
Bonnie A. Lam
Attorney for Grantor
111 N. Seventh Street
Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:
Donald Lyle Potter, Trustee
PO Box 401
Chiloquin, OR 97624

Until requested otherwise, send all
tax statements to:
Donald Lyle Potter, Trustee
PO Box 401
39625 Dusty Lane
Chiloquin, OR 97624

2016-010900
Klamath County, Oregon



10/13/2016 11:35:03 AM

Fee: \$47.00

WARRANTY DEED

Donald Lyle Potter, "Grantor," hereby conveys, grants, sells and warrants, to Donald Lyle Potter, as Trustee of the **Donald Lyle Potter Revocable Living Trust** under agreement dated October 6, 2016, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A"

including 2005 Karsten Manufactured Home, Model 44083

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

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.

Dated this 6 day of OCT, 2016.

Donald Lyle Potter
DONALD LYLE POTTER

STATE OF OREGON)

County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 6th day of October, 2016 by
Donald Lyle Potter.

Rose A. Garcia
Notary Public for Oregon
My Commission Expires: 2/27/2018



EXHIBIT A

The Northerly 320 feet of Lot 18, Block 1, TRACT 1118, situated in Section 36, Township 3 $\frac{1}{4}$ South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 18; thence South $00^{\circ} 02' 14''$ West along the Westerly line of said Lot 18, 320.00 feet; thence South $89^{\circ} 55' 26''$ East 1360 feet, more or less, to the Westerly bank of the Sprague River; thence Northeasterly along said bank, 330 feet, more or less, to the Northerly line of said Lot 18; thence North $89^{\circ} 55' 23''$ West along said line, 1446 feet, more or less, to the point of beginning.