



2018-007853

Klamath County, Oregon

06/29/2018 11:52:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lloyd R. Biddlecome Jr. and Rachel L. Biddlecome

39625 Dusty Lane

Chiloquin, OR 97624

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

Lloyd R. Biddlecome Jr. and Rachel L. Biddlecome

39625 Dusty Lane

Chiloquin, OR 97624

File No. 238310AM

STATUTORY WARRANTY DEED

Donald Lyle Potter, as Trustee of the Donald Lyle Potter Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Lloyd R. Biddlecome Jr. and Rachel L. Biddlecome, 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:

The Northerly 320 feet of Lot 18, Block 1, TRACT 1118, situated in Section 36, Township 34 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°02'14" West along the Westerly line of said Lot 18, 320.00 feet; thence South 89°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°55'23" West along said line, 1446 feet, more or less, to the point of beginning

The true and actual consideration for this conveyance is \$135,100.00.

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:

Unrecorded Copy

87 HLT

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 18 day of June 2018.

Donald Lyle Potter Revocable Living Trust

By: Donald Lyle Potter Trustee
Donald Lyle Potter, Trustee

State of Oregon } ss
County of Jackson }

On this 18th day of June, 2018, before me, Carla J. Tryber a Notary Public in and for said state, personally appeared Donald Lyle Potter, as Trustee of the Donald Lyle Potter Revocable Living Trust, 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.

C. Tryber
Notary Public for the State of Oregon
Residing at: Jackson Co OR
Commission Expires: 5-29-21

