

2019-010805

Klamath County, Oregon



00247181201900108050020024

09/17/2019 09:34:45 AM

Fee: \$87.00

After Recording Return to:

Karol Potter

Wood P.O. Box 414
Dexter, OR 97431

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

Karol Potter

Wood P.O. Box 414
Dexter, OR 97431

Consideration: Other than money

WARRANTY DEED - ORS 93.850

Karol Potter, Trustee of the Jack and Patricia Wood Trust dated May 1, 2002, Grantor, conveys and warrants to Jason Wood, Grantee, the following described real property, free of encumbrances except as specifically set forth herein.

The West 1/2 of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to and excepting:

- 1. Rights of the public in and to any portion of said premises lying within the limits of roads and highway.**
- 2. Reservations of mineral, oil and gas rights as disclosed by Deed recorded June 14, 1965 in Deed Volume 362 at page 283, Records of Klamath County, Oregon.**
- 3. A 30 foot easement along the North Boundary for mutual roadway and all other roadway purposes as disclosed by Deed recorded January 4, 1973, in Book M-73 at page 120, Records of Klamath County, Oregon.**
- 4. Easement for power utility use as disclosed in Deed recorded January 4, 1973 in Book M-73 at page 120.**

Subject to easements, conditions, and restrictions, 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.

The liability and obligations of Grantors to Grantees and heirs and assigns of Grantees under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. 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.

Dated this August 6th ^{KKP}, 2019.

Karol Potter
Karol Potter

STATE OF OREGON
County of Lane

This instrument was acknowledged before me on August 6th ^{6th JF}, 2019, by Karol Potter.

[Signature]
Notary Public for Oregon

