



THIS SPACE RESERVED FOR

2020-005090
Klamath County, Oregon
04/22/2020 09:40:32 AM
Fee: \$87.00

Grantor:
The Vincent Gregory Church Estate

Grantee:
John R. Potter and Stephanie Potter

AFTER RECORDING RETURN TO:
John R. Potter and Stephanie Potter
P. O. Box 1709
Klamath Falls, OR 97601

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

File No. 301646AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 31st day of July, 2019, by and between **Valerie B. Hedrick**, the duly appointed, qualified and acting personal representative of the estate of Vincent Gregory Church, deceased, Probate Case No. 19PB01749, filed in Klamath County, hereinafter called the first party, and **John R Potter and Stephanie Potter**, as Tenants by the Entirety

hereinafter called the second party;
WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point which is 40 feet Southerly along the Easterly line of Martin Street, if extended, from the Northeast corner of Martin Street and Shasta Way, thence Easterly and parallel with Shasta Way 150 feet; thence Southerly and parallel with Martin Street, if extended, 100 feet; thence Westerly and parallel with Shasta Way 150 feet; thence Northerly and parallel with Martin Street, if extended, 100 feet to the point of beginning, being a portion of Tract 75 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

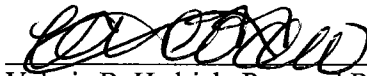
The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 360,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

SUBJECT TO: That certain Deed of Trust given as security for a debt and recorded as Instrument No. 2017-012882, Mortgage Records of Klamath County, Oregon, wherein Vincent Church is the Grantor and Solo Safety Solutions, LLC is the Beneficiary, WHICH INDEBTEDNESS SECURED BY SAID DEED OF TRUST GRANTEE HEREIN BY ACCEPTANCE OF THIS DEED ASSUMES AND COVENANTS WITH THE GRANTOR HEREIN TO FULLY PAY.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever. IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 31 day of July, 2019



Valerie B. Hedrick, Personal Representative for the Estate
Of Vincent Gregory Church, Deceased.

STATE of OR, County of Klamath) ss.

This instrument was acknowledged before me on July 31, 2019

by Valerie b. Hedrick, as Personal Representative for the Estate of Vincent Gregory Church, deceased.



Notary Public for Klamath Co.

My commission expires 8/30/21

