

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

2022-005080

Klamath County, Oregon

04/21/2022 01:00:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Order No.: WT0235816-LDW

John R. Gonzales and Shannon Gonzales
149536 Paul Drive
La Pine, OR 97739

SEND TAX STATEMENTS TO:

John R. Gonzales and Shannon Gonzales
149536 Paul Drive
La Pine, OR 97739

APN: 131119

Map: 2309-013D0-00700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

T. Duane and Marjorie Potter Revocable Living Trust dated February 10, 2016, Marjorie A. Potter, Trustee, Grantor, conveys and warrants to **John R. Gonzales and Shannon Gonzales, 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:

Lot 2 in Block 1 of DORREEN MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$435,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4-21-2022

T. Duane and Marjorie Potter Revocable Living Trust dated February 10, 2016

BY: Marjorie A. Potter
Marjorie A. Potter
Trustee

State of OREGON
County of DESCHUTES

This instrument was acknowledged before me on 4/21/22 by Marjorie A. Potter, as Trustee for T. Duane and Marjorie Potter Revocable Living Trust dated February 10, 2016.

Lori D. Welsh
Notary Public - State of Oregon

My Commission Expires: 8/9/25



EXHIBIT "A"

Exceptions

Subject to:

As disclosed by the Klamath County tax roll, the amount of assessment has been reduced by reason of a Veteran's Exemption.

**Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge**

**Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol**

Restrictions as shown on the official plat of said Land.

Building Setback as shown on the official plat of said Land.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Recorded: January 2, 1953

Volume: 258, page 419

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: February 6, 1968

Volume: M68, page 899

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc., a cooperative

Recorded: September 23, 1994

Volume: M94, page 29934