



**2022-007957**

**Klamath County, Oregon**

06/28/2022 02:01:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Earl J. Snellings and Ingrid L. Snellings

25315 Moccasin Ln

Sprague River, OR 97639

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

Earl J. Snellings and Ingrid L. Snellings

25315 Moccasin Ln

Sprague River, OR 97639

File No. 539211AM

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### STATUTORY WARRANTY DEED

**Kurt Denton Potter,**

Grantor(s), hereby convey and warrant to

**Earl J. Snellings and Ingrid L. Snellings, 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:

**PARCEL 1**

**SW1/4 of the SW1/4 of Section 25, Township 35 South, Range 10 East of the Willamette Meridian, Klamath  
County, Oregon**

**PARCEL 2**

**The W1/2 of the S1/2 of the E1/2 of the SW1/4 of Section 25, Township 35 South, Range 10 East of the  
Willamette Meridian, Klamath County, Oregon.**

**PARCEL 3**

**The E1/2 of the SE1/4 of the SW1/4 of Section 25, Township 35 South, Range 10 East of the Willamette  
Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$425,000.00.

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:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

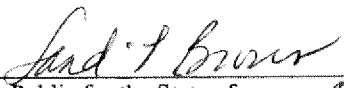
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 25 day of June, 2022

  
Kurt Denton Potter

State of Oregon } ss  
County of Coos }

On this 25 day of June, 2022, before me, Sandi L Brown a Notary Public in and for said state, personally appeared Kurt Denton Potter, 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.

  
Notary Public for the State of Oregon  
Residing at: Coos County  
Commission Expires: 2-28-2026

