

RECORDING REQUESTED BY:



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

2024-001576

Klamath County, Oregon

02/29/2024 11:47:02 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Order No.: WT0258770-DI

David John Harland
11728 Sun Forest Drive
La Pine, OR 97739

SEND TAX STATEMENTS TO:

David John Harland
11728 Sun Forest Drive
La Pine, OR 97739

APN: 140421

Map: 2310-036C0-06700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Deborah A Ganieany and Anthony E. Dixon and Debra Ganieany, successor trustee of the Donna Potter Revocable Living Trust dated 10/17/2011, Grantor, conveys and warrants to **David John Harland**, 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 6 in Block 5, SUN FOREST ESTATES, TRACT NO 1060, according to the official plat thereof on file August 16, 1972 in the office of the County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$385,000.00)**. (See ORS 93.030).

STATUTORY WARRANTY DEED
(continued)

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: 2/27/24

Deborah Ganieany
Deborah A Ganieany

Anthony E. Dixon
Anthony E. Dixon

Donna Potter Revocable Living Trust dated 10/17/2011

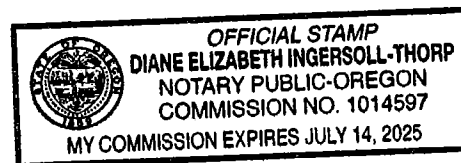
BY: Debra Ganieany
Debra Ganieany aka Deborah Ganieany
Successor Trustee

State of OR
County of Deschutes

This instrument was acknowledged before me on 2/27/24 by Debra Ganieany, as Successor Trustee for Donna Potter Revocable Living Trust dated 10/17/2011.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/14/25



State of OR
County of Deschutes

This instrument was acknowledged before me on 2/27/24 by Deborah A Ganieany and Anthony E. Dixon

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/14/25

