

470324088630

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100  
Medford, OR 97504

2024-001692

Klamath County, Oregon

03/05/2024 02:36:01 PM

Fee: \$97.00

**GRANTOR'S NAME:**

Kurt Denton Potter and Jeanne Marie Potter

**GRANTEE'S NAME:**

Christine B. Sweetser

**AFTER RECORDING RETURN TO:**

**Order No.:** 470324088630-AR

Christine B. Sweetser

617 S. F Street

Spokane, WA 99224

**SEND TAX STATEMENTS TO:**

Christine B. Sweetser

617 S. F Street

Spokane, WA 99224

APN/Parcel ID(s): 256573

267017

267026

Tax/Map ID(s): 3510-02400-00800

3510-02500-02200

3510-02500-02100

0 Moccasin Lane, Sprague River, OR 97639

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Kurt Denton Potter and Jeanne Marie Potter, as Tenants by the Entirety as to Parcel 1 and Kurt Denton Potter as to Parcel 2 and Parcel 3, Grantor, conveys and warrants to Christine B. Sweetser, 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:**

See attached Exhibit A

**THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00). (See ORS 93.030).**

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

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

Dated: 3-4-24

Kurt Denton Potter  
Kurt Denton Potter

Jeanne Marie Potter  
Jeanne Marie Potter

State of Oregon  
County of Coos

This instrument was acknowledged before me on March 4, 2024 by Kurt Denton Potter and Jeanne Marie Potter.

Karen Belle Reed  
Notary Public - State of Oregon

My Commission Expires: 11-23-2025

SEE ATTACHED  
JURAT

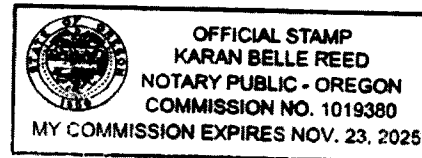
JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of Oregon  
County of Coos

This instrument was acknowledged before me on March 4, 2024 by Kurt Denton Potter and Jeanne Marie Potter.

Karan Belle Reed  
Notary Public - State of Oregon

My Commission Expires: 11-23-2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

The SE/14 of Section 24, 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.