

2024-011160

Klamath County, Oregon



00337149202400111600020026

12/27/2024 11:14:23 AM

Fee: \$87.00

Stephen E. Potter
Grantor

Stephen E. Potter, Trustee
P. O. BOX ~~936~~ 1424
~~Klamath Falls~~, OR 97603 97624

Chilloguin Grantee
After recording return to:
Grantees

Until a change is
requested, all tax statements shall be sent to:
Stephen E. Potter, Trustee
P. O. BOX ~~936~~ 1424, Chilloguin 24, Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Stephen E. Potter, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Stephen E. Potter, Trustee of THE STEPHEN E. POTTER LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A".

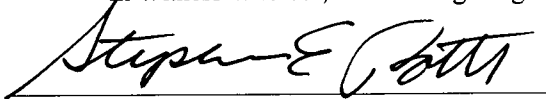
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this December 19, 2024.

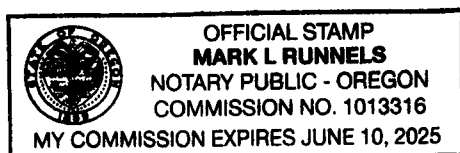

Stephen E. Potter

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Stephen E. Potter and acknowledged the foregoing instrument to be her voluntary act and deed.

This 19th day of December, 2024.

(S E A L)



Before me: 
Notary Public for Oregon

EXHIBIT 'A'

File No. 312679AM

Lot 2, Block 3, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North 89°42'15" East 400 feet; thence South 62.42 feet; thence South 46°57'20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37°53'20" West 136.90 feet; thence North 16°33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89°42'15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50°43'50" East 453.16 feet; thence South 76°17'30" East 886.79 feet to the true point of beginning of this description; thence South 35°56'30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45°32'20" East 84.00 feet; thence North 44°52'10" East 411.58 feet; thence North 34°25'40" West 156.01 feet, more or less, to the true point of beginning of this description.