



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Richard Nelson and Deseret Nelson
237 S. 16th St.
Cottage Grove, OR 97424

Until a change is requested all tax statements shall be sent to the following address:
Richard Nelson and Deseret Nelson
237 S. 16th St.
Cottage Grove, OR 97424
File No. 670790AM

STATUTORY WARRANTY DEED

Michael Potter,

Grantor(s), hereby convey and warrant to

Richard Nelson and Deseret Nelson, 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:

Parcel 2, Land Partition 35-16, situated in the S1/2 of Section 35, Township 34 South, Range 8 East of the Willamette Meridian, and the W1/2 of Section 2, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded June 6, 2017 in 2017-006168, Records of Klamath County, Oregon.

PARCEL 2:

Parcel 3 of Land Partition 35-16 situated in the S 1/2 of Section 35, Township 34 South, Range 8 East of the Willamette Meridian, and the W 1/2 of Section 2, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded June 6, 2017 as 2017-006168, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$170,000.00.

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:

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: March 14, 2025

Michael Potter
Michael Potter

State of Oregon } ss
County of Douglas }

On this 14 day of March, 2025, before me, Tricia Evans, a Notary Public in and for said state, personally appeared Michael 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.

Tricia Evans
Notary Public for the State of Oregon
Residing at: Douglas County
Commission Expires: Dec 3, 2028

