



**TICOR TITLE**

**RECORDING REQUESTED BY:**

470325092728 / 671 391AM  
300 Klamath Ave  
Klamath Falls, OR 97601

**2025-002404**

Klamath County, Oregon

04/03/2025 01:01:01 PM

Fee: \$87.00

**GRANTOR'S NAME:**

Gerald Turnham and Lynne Turnham

**GRANTEE'S NAME:**

Michael Potter

**AFTER RECORDING RETURN TO:**

Order No.: 470325092728-MW

Michael Potter  
11374 Red Wing Loop  
Keno, OR 97627

**SEND TAX STATEMENTS TO:**

Michael Potter  
11374 Red Wing Loop  
Keno, OR 97627

11374 Red Wing Loop, Keno, OR 97627

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

**STATUTORY WARRANTY DEED**

Gerald Turnham and Lynne Turnham, as tenants by the entirety, Grantor, conveys and warrants to Michael Potter, 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 1 in Block 29, KLAMATH RIVER ACRES 5TH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$245,000.00). (See ORS 93.030).

**Subject to:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions, and restrictions as may appear of record

**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 April 2025

Gerald Turnham  
Gerald Turnham

Lynne Turnham  
Lynne Turnham

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 2 April 2025 by Gerald Turnham and Lynne Turnham.

Mark A  
Notary Public - State of Oregon

My Commission Expires: 2/26/2027

