



## WARRANTY DEED

ATC #01045057

AFTER RECORDING RETURN TO:  
ANDREW A. PATTERSON  
P.O. BOX 5091  
KLAMATH FALLS, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ROBERT H. DAVIES, B. F. LEHMANN AND MARJORIE A. MITCHELL, all as tenants in common, hereinafter called GRANTOR(S), convey(s) to ANDREW A. PATTERSON hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

"THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$5,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of August, 1996.

Robert H. Davies  
ROBERT H. DAVIES

B. F. Lehmann  
B. F. LEHMANN

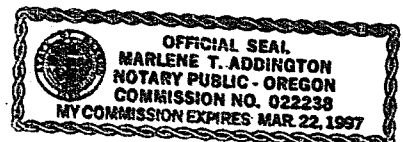
Marjorie A. Mitchell  
MARJORIE A. MITCHELL

STATE OF OREGON  
County of Klamath)ss.

On August 19, 1996, personally appeared ROBERT H. DAVIES, B.F. LEHMANN AND MARJORIE A. MITCHELL, who acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington  
Notary Public for Oregon

My Commission Expires: March 22, 1997



25586

EXHIBIT "A"

A parcel of land situated in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NE 1/4, Section 20, Township 36 South, Range 13 East of the Willamette Meridian, and running thence West 800 feet along the North line of said section; thence South, parallel to the East line of said section to the Northerly line of Highway #66; thence Easterly along the North line of said Highway to the East line of said section; thence North along the Easterly line of said section to the point of beginning.

CODE 8 MAP 3613-2000 TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day  
of August A.D., 19 96 at 3:54 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 25585.

FEE \$35.00

Bernetha G Letsch, County Clerk

By *Bernetha G Letsch*