

MT38938-KR

WARRANTY DEED

JAMES H. PATTON,

Grantor(s) hereby grant, bargain, sell and convey to:

CHRISTY A. BARTLETT,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 2129 OIT BRANCH, KLAMATH FALLS, OR 97601

Dated this 20 day of September, 19 96

JAMES H. PATTON

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. September 20 19 96

COUNTY OF KLAMATH

Personally appeared the above named

JAMES H. PATTON

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/20/99

(seal)

ESCROW NO. MT38938-KR

Return to:

CHRISTY A. BARTLETT  
P.O. BOX 2129 OIT BRANCH  
KLAMATH FALLS, OR 97601

96 SEP 20 P 3:52

35-

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

Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the Easterly right of way line of Debbie Drive, said point being North 208.45 feet from the Southwest corner of said Lot 1, said point also situated South 74 degrees 22' 53" West 815.93 feet from the Northeast corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the arc of a curve to the left (radius = 230.00 feet, central angle = 01 degree 02' 20") 4.17 feet; thence East 72.04 feet; thence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said TRACT NO. 1203, COUNTRY VILLAGE.

TOGETHER WITH a 1978 SHELX 2U Mobile Home, Oregon License #X148183 and Serial #H24608293 which is situate on the real property described above.

Unofficial  
Copy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day  
of September A.D., 19 96 at 3:52 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 29984.

Bernetha G. Letsch, County Clerk

By Kathleen Ross

FEE \$35.00