



## WARRANTY DEED

AIC #03048327

AFTER RECORDING RETURN TO:

KATHY KING

5729 Alhamont  
Klamath Falls, Or 97603

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

ANDREW A. PATTERSON and WILLIAM M. GANONG DBA WJMW PROPERTIES,  
hereinafter called GRANTOR(S), convey(s) and warrants to KATHY  
KING, 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  
\$26,500.00.

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 29<sup>th</sup> day of October, 1998.

Andrew A. Patterson  
ANDREW A. PATTERSON

William M. Ganong  
WILLIAM M. GANONG

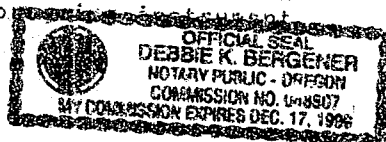
STATE OF OREGON, County of Klamath)ss.

On September 20, 1998, personally appeared ANDREW A. PATTERSON  
AND WILLIAM M. GANONG who acknowledged the foregoing instrument  
to be their voluntary act and deed.

Debbie K. Bergener

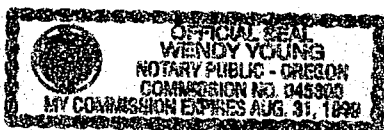
Notary Public for Oregon

My Commission Expires: ~~8-15-00~~ 2-17-99



STATE OF OREGON, County of Klamath) ss.

On September 29, 1998, personally appeared William M. Ganong, who  
acknowledged the foregoing instrument to be his voluntary act and deed.



Wendy Young

Notary Public for Oregon

My Commission Expires: 8/31/99

## EXHIBIT "A"

A parcel of property located in the SW 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point 990 feet East and 794 feet North of an iron pin marking the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North, and 30 feet North of the center line of said Highway; thence East 270 feet, to a point on the West right of way line of Patterson Street; thence North, along said right of way line 80.70 feet; thence West 270 feet; thence South 80.70 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 10.00 feet, parallel and adjacent to the Westerly right of way of Patterson Street.

CODE 43 MAP 3909-18C TL 500

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of October A.D., 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 38114

FEE \$40.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross