



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Jeffrey J. Patzke

2818 Laverne

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Jeffrey J. Patzke

2818 Laverne

Klamath Falls, OR 97603

Escrow No. K56116B

Title No. K56116B

### STATUTORY WARRANTY DEED

Claudia C. Reagan, Grantor, conveys and warrants to Jeffrey J. Patzke, a single man, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$61,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of October, 2000.

Claudia C. Reagan  
Claudia C. Reagan

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 25 day of October, 2000  
by Claudia C. Reagan



Patricia M. Johnson  
Notary Public for Oregon

My commission expires: 08/04/2004

## EXHIBIT "A"

A portion of Tract 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point of the South side of LaVerne Avenue 465.6 feet West of the Great Northern right of way on the East side of said Tract, said point of beginning being 30 feet South of the North line of said Tract 9; thence West parallel with LaVerne Street 75 feet; thence South 150 feet; thence East 75 feet; thence North 150 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 10/27/00, at 10:39a m.  
In Vol. M00 Page 29239  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>