

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



04 SEP 22 PM3:06

George E. Thompson

Alice Thompson

Grantor's Name and Address

Michael David Patton

Sharon Lee Patton

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Michael and Sharon Patton

1974 Van Ness

Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Michael David Patton

Sharon Lee Patton

1974 Van Ness

Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 63693

State of Oregon, County of Klamath

Recorded 09/22/04 3:06 p m

Vol M04 Pg 63693

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that George E. Thompson and Alice Thompson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Michael David Patton and Sharon Lee Patton, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition 5-96, being Lot 6, Block 1 of Tract No. 1109 - Chalet Vista situated in the SE 1/4 SW 1/4 of Section 32, Township 39 South, Range 10 E.W.M.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

Reserving to Grantor herein an access easement over and across the Southerly 30 feet of the property conveyed herein.

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. If the sentence between the symbols /, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on September 21, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

George E. Thompson

George E. Thompson

Alice Thompson

Alice Thompson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 21, 2004

by George E. Thompson and Alice Thompson

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires