

05 APR 20 PM 3:13

mtc-69314 LW



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State of Oregon, County of Klamath
Recorded 04/20/2005 3:13 p m
Vol M05 Pg 27836
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESEI

After recording return to:

DENNIS F. PATTERSON

P. O. BOX 1410

EAGLE POINT, OR 97524

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

DENNIS F. PATTERSON

P. O. BOX 1410

EAGLE POINT, OR 97524

Escrow No. MT69314-LW

STATUTORY WARRANTY DEED

RICHARD W. SEXTON AND GEN. H. SEXTON TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004, AND ANY AMENDMENTS THERETO, Grantor(s) hereby convey and warrant to **DENNIS F. PATTERSON**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 22 in Block 5 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irving Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-09000-000

Key No: 173779

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$34,500.00**.

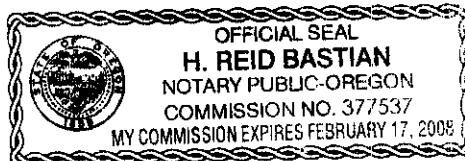
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 15th day of April, 2005.

RICHARD W. SEXTON AND GEN. H. SEXTON TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004, AND ANY AMENDMENTS THERETO

BY: Richard W. Sexton
RICHARD W. SEXTON, TRUSTEE

BY: Gen H. Sexton
GEN H. SEXTON, TRUSTEE



State of Oregon
County of Tuckson

This instrument was acknowledged before me on April 15th, 2005 by RICHARD W. SEXTON AND GEN. H. SEXTON TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004, AND ANY AMENDMENTS THERETO.

[Signature]
(Notary Public for Oregon)

My commission expires FEB 17, 2008

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