



THIS SPACE RESER

2006-018708

Klamath County, Oregon



09/18/2006 03:40:51 PM

Fee: \$21.00

After recording return to:

Sean P. Metzger

4025 Barry Avenue

Klamath Falls, OR 97603

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

Sean P. Metzger

4025 Barry Avenue

Klamath Falls, OR 97603

Escrow No. MT76454-SH

Title No. 0076454

SWD

MT76454-SH

### STATUTORY WARRANTY DEED

**Thomas G. Patterson and Margaret L. Patterson, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Sean P. Metzger**, 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 26 of DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010DD-03300-000

Key No: 547073

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$175,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 13 day of September, 2006

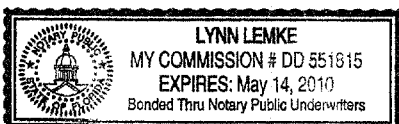
Thomas G. Patterson  
Thomas G. Patterson

Margaret L. Patterson  
Margaret L. Patterson

State of ~~Oregon~~ FL.

County of ~~KLAMATH~~ LEE

This instrument was acknowledged before me on 9-13, 2006 by Thomas G. Patterson and Margaret L. Patterson.



Lynn Lemke  
(Notary Public for ~~Oregon~~ FLORIDA)

My commission expires 5-14-10