

THIS SPACE RE

2008-000828

Klamath County, Oregon



00038784200800008280010018

01/18/2008 11:11:38 AM

Fee: \$21.00



Part Of The FELD-WEN Family

MT81431-KR

After recording return to:

Tater Patch Quilts, LLC, an Oregon limited liability company

~~17575 Maupin Road~~ P.O. Box 298

~~Malin, OR 97632~~ Merrill, OR 97633

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

Tater Patch Quilts, LLC, an Oregon limited liability company

~~17575 Maupin Road~~ P.O. Box 298

~~Malin, OR 97632~~ Merrill, OR 97633

Escrow No. MT81431-KR

Title No. 0081431

SWD

STATUTORY WARRANTY DEED

Robert F. C. Trotman and Joan G. Trotman, as tenants by the entirety, Grantor(s) hereby convey and warrant to Tater Patch Quilts, LLC, an Oregon limited liability company, 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:

LEGAL DESCRIPTION

A parcel of land in the NW1/4 NW1/4 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 50 feet East and 91.23 feet, more or less, South of the Section corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian, being the Southwest corner of the old First National Bank of Merrill Building; thence East 30 feet; thence North 51.23 feet, more or less; thence East 34 feet 7 inches; thence South 117.5 feet; thence West 64 feet 7 inches, more or less, to the West line of the Street; thence North 66.27 feet, more or less, to the place of beginning.

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 **\$185,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 15th day of January, 2008.

Robert F. C. Trotman

Robert F. C. Trotman

Joan G. Trotman

Joan G. Trotman

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on January 15, 2008 by Robert F. C. Trotman and Joan G. Trotman.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

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