

2008-013394

Klamath County, Oregon



00053883200800133940020022

09/26/2008 03:14:41 PM

Fee: \$26.00



After recording return to:
Richard W. Ryan

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

File No.: 7021-1276189 (ALF)
Date: August 21, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Andrew A. Patterson, Grantor, conveys and warrants to **Richard W. Ryan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 4D AND THE NORTH 8 1/3 FEET OF LOT 4C, LOTS 3C, 3D, 2E, 2D, 2C, 2B, 2A, 1D AND THE WESTERLY 15 FEET OF LOT 1C, ALL IN BLOCK 4, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE SUPPLEMENTAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$325,000.00**. (Here comply with requirements of ORS 93.030)

F26-

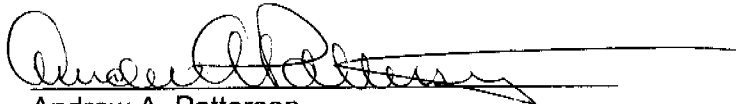
APN: R414803

Statutory Warranty Deed
- continued

File No.: 7021-1276189 (ALF)
Date: 08/21/2008


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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of Sept, 2008.


Andrew A. Patterson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of September, 2008
by **Andrew A. Patterson.**



Notary Public for Oregon
My commission expires: 12-3-10

