

2009-003451

Klamath County, Oregon



00062195200900034510030032



After recording return to:
Tim Patterson and Cindy Patterson
25421 Rocky Point Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Tim Patterson and Cindy Patterson
25421 Rocky Point Road
Klamath Falls, OR 97601

File No.: 7021-1362308 (ALF)
Date: February 26, 2009

THIS SPACE

03/10/2009 11:40:55 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Edwin L. Rosa and Barbara Jane Mock, who acquired title as Barbara Mock Rosa, husband and wife, Grantor, conveys and warrants to **Tim Patterson and Cindy Patterson, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. 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 **\$109,900.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R313280

Statutory Warranty Deed
- continued

File No.: 7021-1362308 (ALF)
Date: 02/26/2009

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 9th day of March, 2009.

Edwin Lee Rosa
Edwin Lee Rosa

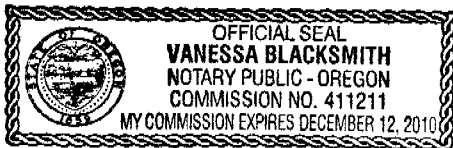
Barbara Jane Mock
Barbara Jane Mock

STATE OF Oregon)
County of Josephine)ss.
County of Klamath)

This instrument was acknowledged before me on this 9th day of March, 2009
by **Edwin Lee Rosa and Barbara Jane Mock.**

Vanessa Blacksmith

Notary Public for Oregon
My commission expires: 12/12/2010



APN: **R313280**

Statutory Warranty Deed
- continued

File No.: **7021-1362308 (ALF)**
Date: **02/26/2009**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

LOTS 5 AND 6, BLOCK 2, EVERGREEN ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PARCEL 2:

LOT 7 IN BLOCK 2 OF EVERGREEN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.