

WTC 90286-KR

2011-005349

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Andrew A. Patterson 12911 Dominion Drive Fairhope, AL 36532-5463
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04/29/2011 03:28:18 PM

Fee: \$37.00

-BARGAIN AND SALE DEED-

Stephanie S. Patterson, Grantor, conveys to Andrew A. Patterson, Grantee, all of her right, title and interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly side of Front Street, said point described as being situate South 14° 27' East 496.7 feet; thence South 58° 41' East 374.3 feet and thence South 39° 31' East 147.5 feet from the Southeasterly corner of Lot 92 in Block 3, First Addition to Buena Vista Addition to the City of Klamath Falls, Oregon; thence from the point of beginning herein described, South 39° 31' East, along the Southwesterly line of Front Street, 152.5 feet to a point; thence South 52° 35' East, along the Southwesterly line of Front Street, 50 feet to a point; thence South 37° 25' West to the shore of Upper Klamath Lake; thence Northwesterly along said shore of Upper Klamath Lake to a point which bears South 45° 41' West from the point of beginning; thence North 45° 41' East to the point of beginning.

The true and actual consideration for this transfer is \$200,000.00.

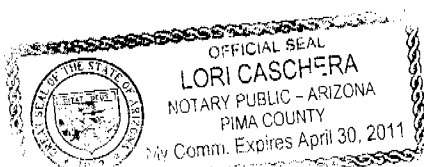
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 26 day of April, 2011.

Stephanie S. Patterson
Stephanie S. Patterson

STATE OF ARIZONA, County of Pima) ss.

This instrument was acknowledged before me on the 26 day of April, 2011, by Stephanie S. Patterson.



[Signature]
Notary Public for Arizona
My Commission expires: 4/30/2011

37Awt