



2011-011259

Klamath County, Oregon

THIS SPACE



00108405201100112590020025

10/10/2011 03:27:51 PM

Fee: \$42.00

After recording return to:

KELLY PATTERSON

324 MOUNTAIN VIEW BLVD

KLAMATH FALLS, OR 97601

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

KELLY PATTERSON

324 MOUNTAIN VIEW BLVD

KLAMATH FALLS, OR 97601

Escrow No. MT90591-SH

Title No. 0090591

SWD r.042611

STATUTORY WARRANTY DEED

RICHARD W. POHL,

Grantor(s), hereby convey and warrant to

KELLY PATTERSON,

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 33, Block 2, Tract No. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS,
MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$195,000.00**.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

42AWJ

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 7 day of Oct, 2011.

Richard W Pohl

RICHARD W. POHL

State of ~~Oregon~~
County of ~~KLAMATH~~

Consulate General of the
United States of America } SS:
at Hong Kong

OCT - 7 2011

This instrument was acknowledged before me on _____, 2011 by RICHARD W. POHL

Peter McSharry
Vice Consul

(Notary Public for Oregon)

My commission expires Indefinite

