

WTC 93770-CT



THIS SPA

2012-007200

Klamath County, Oregon



00120571201200072000030034

06/29/2012 02:46:41 PM

Fee: \$47.00

After recording return to:

Jay G. Thorpe

8320 Keller Road

Klamath Falls, OR 97603

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

Jay G. Thorpe

8320 Keller Road

Klamath Falls, OR 97603

Escrow No. MT93770-CT

Title No. 0093770

SWD r.020212

STATUTORY WARRANTY DEED

Andrew A. Patterson,

Grantor(s), hereby convey and warrant to

Jay G. Thorpe and Shelly L. Thorpe, husband and wife, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

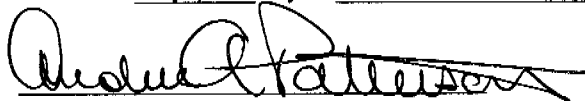
The true and actual consideration for this conveyance is **\$365,000.00**.

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:

47Aunt

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19th day of June, 2012.

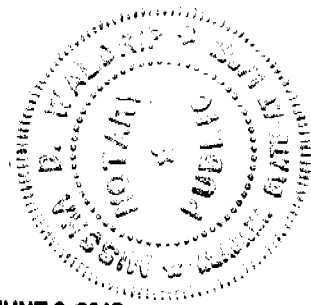

Andrew A. Patterson

State of Alabama
County of Baldwin

This instrument was acknowledged before me on June 19, 2012 by Andrew A. Patterson.


(Notary Public)

My commission expires _____ **MY COMMISSION EXPIRES JUNE 6, 2015**



LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

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; being a portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian.
