

MT095077



THIS SPAC

2012-010241

Klamath County, Oregon



00124331201200102410020029

09/17/2012 11:36:59 AM

Fee: \$42.00

After recording return to:

Richard Rader

4875 N Hwy 101, L 30

Depoe Bay, OR 97341

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

Richard Rader

4875 N Hwy 101, L 30

Depoe Bay, OR 97341

Escrow No. SR142175TI

Title No. 0095077

SWD r.020212

STATUTORY WARRANTY DEED

Virgilson FB, LLC, an Arizona Limited Liability Company,

Grantor(s), hereby convey and warrant to

Richard Rader and Brenda L. Rader, 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:

**Lot 13 in Block 7, TRACT NO. 1076, THIRD ADDITION TO ANTELOPE MEADOWS,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Account #136944

2310-016B0-04300-000

The true and actual consideration for this conveyance is **\$25,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

42 amt

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 13th day of September, 2012

Virgilson FB, LLC, an Arizona Limited Liability Company

X Frederic Lee Patterson

By: FBP Trust I, Frederic Lee Patterson Trustee, Member

State of Arizona
County of Maricopa

On this 13th day of September, 2012, before me, Joanna Sanchez the undersigned, a Notary Public in and for said State, personally appeared Frederic Lee ~~Patterson~~ as Manager of FBP Trust I for Virgilson FB, LLC, an Arizona Limited Liability Company ~~a Limited Liability Company~~, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Joanna Sanchez
Notary Public for
Residing at: BofA
Commission Expires: Dec. 19, 2014

*PATTERSON
FB

