

WTC 94694-DS

THIS SPAC

2012-010330
Klamath County, Oregon



00124433201200103300030034

09/18/2012 11:21:14 AM

Fee: \$47.00

After recording return to:

DAVID M. COOK

P. O. Box 1471

Klamath Falls, OR 97601

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

DAVID M. COOK

P. O. Box 1471

Klamath Falls, OR 97601

Escrow No. MT94694-DS

Title No. 0094694

SWD r.020212

STATUTORY WARRANTY DEED

STEPHEN ARNOT, TRUSTEE OF THE BANKRUPTCY FOR GLEN CAROLL PATE, JR. AND MARGARET ETHEL PATE, CASE #11-40946-RLD7,

Grantor(s), hereby convey and warrant to

DAVID M. COOK,

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:

Parcel 1:

Parcel 2 of Land Partition 38-05 being a replat of Lot 19 of "Vicory Acres" situated in the NE1/4 of Section 2, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a Tract of Land being a portion of Parcels 2 and 3 of "Land Partition 38-05", situated in the NE1/4 of Section 2, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said Parcel 2, from which the Northwest corner of said Parcel 2 bears S89°16'46"W 10.02 feet; thence S00°36'16"E, along the adjusted line, 99.80 feet to a point on the Westerly extension of the South line of said Parcel 2; thence N89°16'46"E 111.05 feet to the Southeast corner of said Parcel 2; thence N11°58'06"W 101.76 feet to the Northeast corner of said Parcel 2; thence S89°16'46"W 91.00 feet to the point of beginning, containing 10,083 square feet, more or less, with bearings based on record of survey 7185 on file at the office of the Klamath County Surveyor, Microfilm Records of Klamath County, Oregon. (Property Line Adjustment 4-07)

EXCEPTING THEREFROM a Tract of Land being a portion of Parcels 2 and 3 of "Land Partition 38-05", situated in the NE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said Parcel 2, from which the Northwest corner of said Parcel 2 bears S89°16'46"W 10.02 feet; thence S00°36'16"E, along the adjusted line, 99.80 feet to a point on the Westerly extension of the South line of said Parcel 2; thence N89°16'46"E 241.05 feet to a point on the West right of way line of Logan Street; thence S00°38'00"E, along the said West right of way line, 30.00 feet to the Southeast corner of said land partition; thence, along the boundary of said land partition, S89°16'46"W 309.38 feet, N00°36'16"W 129.80 feet and N89°16'46"E

47 and

68.32 feet to the point of beginning, containing 16,099 square feet, more or less, with bearings based on record of Survey 7185 on file at the office of the Klamath County Surveyor. (Property Line Adjustment 4-07)

Parcel 2:

Parcel 3 of Land Partition 38-05 being a replat of Lot 19 of "Vicory Acres" situated in the NE1/4 of Section 2 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land being a portion of Parcels 2 and 3 of "Land Partition 38-05", situated in the NE1/4 of Section 2, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said Parcel 2, from which the Northwest corner of said Parcel 2 bears S89°16'46"W 10.02 feet; thence S00°36'16"E, along the adjusted line, 99.80 feet to a point on

the Westerly extension of the South line of said Parcel 2; thence N89°16'46"E 111.05 feet to the Southeast corner of said Parcel 2; thence N11°58'06"W 101.76 feet to the Northeast corner of said Parcel 2; thence S89°16'46"W 91.00 feet to the point of beginning, containing 10,083 square feet, more or less, with bearings based on record of survey 7185 on file at the office of the Klamath County Surveyor, Microfilm Records of Klamath County, Oregon. (Property Line Adjustment 4-07)

TOGETHER WITH a Tract of land being a portion of Parcels 2 and 3 of "Land Partition 38-05", situated in the NE1/4 of Section 2, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said Parcel 2, from which the Northwest corner of said Parcel 2 bears S89°16'46"W 10.02 feet; thence S00°36'16"E, along the adjusted line, 99.80 feet to a point on the Westerly extension of the South line of said Parcel 2; thence N89°16'46"E 111.05 feet to the Southeast corner of said Parcel 2; thence N11°58'06"W 101.76 feet to the Northeast corner of said Parcel 2; thence S89°16'46"W 91.00 feet to the point of beginning, containing 10,083 square feet, more or less, with bearings based on record of survey 7185 on file at the office of the Klamath County Surveyor, Microfilm Records of Klamath County, Oregon. (Property Line Adjustment 4-07)

The true and actual consideration for this conveyance is **\$15,000.00**.

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.

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.

STEPHEN ARNOT, TRUSTEE OF THE BANKRUPTCY
FOR GLEN CAROLL PATE, JR. AND MARGARET
ETHEL PATE, CASE #11-40946-RLD7

BY: [Signature]
STEPHEN ARNOT, TRUSTEE

State of Oregon
County of Multnomah

This instrument was acknowledged before me on September 13, 2012 by STEPHEN ARNOT, TRUSTEE OF THE BANKRUPTCY FOR GLEN CAROLL PATE, JR. AND MARGARET ETHEL PATE, CASE #11-40946-RLD7.

Nancy S. Andersen
(Notary Public for Oregon)
My commission expires 9/13/15

