



THIS SPACE RESERVED FOR

2012-013196
Klamath County, Oregon
11/28/2012 02:39:10 PM
Fee: \$52.00

After recording return to:

Nicholas B. Temple

6320 Dechardin Lane

Reno, NV 89511

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

Nicholas B. Temple

6320 Dechardin Lane

Reno, NV 89511

Escrow No. MT95637-CT

Title No. 0095637

SWD r.020212

STATUTORY WARRANTY DEED

Scott W. Patterson,

Grantor(s), hereby convey and warrant to

Nicholas B. Temple and Theresa J. Temple, 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 **\$1,050,000.00**.

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:

52 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 26th day of November, 2012


Scott W. Patterson

STATE OF CALIFORNIA

COUNTY OF Los Angeles ^{SS.}

On 11/26/12, 2012 before me, ROBERT CARDENAS personally appeared Scott W. Patterson ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person ~~(s)~~ whose name ~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity ~~(ies)~~, and that by signature ~~(s)~~ on the instrument the person ~~(s)~~ or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

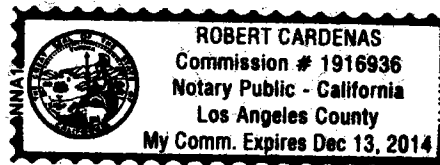


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Government Lots 4, 5, 12 and 13 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Government Lots 20 and 21 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Government Lots 28 and 29 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The S1/2 of Government Lot 3 and all of Government Lots 6, 11 and 14 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

Government Lot 19 and the N1/2 of Government Lot 22, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

AND ALSO a portion of the NW1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of Section 28, Township 35 South, Range 7 East of the Willamette Meridian; thence running in a due Easterly direction a distance of 313 feet; thence running due South a distance of 313 feet; thence running due West a distance of 313 feet; and thence running in a due Northerly direction a distance of 313 feet to the place of beginning, being in the extreme Northwestern portion of the NW1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian.

Parcel 6:

That portion of Government Lots 18, 23, 26 and 31, lying West of the Railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING that portion in the NW1/4 of Government Lot 18 conveyed by deed recorded November 5, 1920 in Book 54 at page 364, Deed Records of Klamath County, Oregon.

TOGETHER with that part of Lots 25 and 32, lying West of the railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.
