

2013-004252

Klamath County, Oregon



00134610201300042520020024

04/22/2013 11:48:51 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Michael L. Fitzpatrick  
Alice Fitzpatrick  
c/o Jim & Kim Crain  
1895 N.W. Paddington Pl.  
Albany, OR 97321

GRANTEE NAME AND ADDRESS

Jeffrey S. Derr  
346 Cherry Avenue  
Chimacum, WA 98325

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney at Law  
435 OAK AVE.  
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

Jeffrey S. Derr  
346 Cherry Avenue  
Chimacum, WA 98325

**WARRANTY DEED - STATUTORY FORM**

**MICHAEL L. FITZPATRICK and ALICE FITZPATRICK, Husband and Wife, Grantors** convey and warrant to **JEFFREY S. DERR, Grantee** that certain real property described as follows, to-wit:

Lot 136, THIRD ADDITION TO SPORTSMAN PARK, 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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being in compromise and settlement of Klamath County Circuit Court Case No. 1104460CV.

"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 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

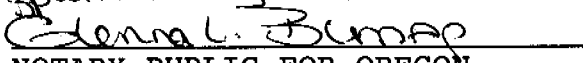
OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 25<sup>th</sup> day of March 2013.

  
MICHAEL L. FITZPATRICK

  
ALICE FITZPATRICK

STATE OF OREGON           )  
                                          )ss  
County of Klamath)    )

This instrument was acknowledged before me on  
March 25, 2013 by Michael L. Fitzpatrick and Alice  
Fitzpatrick. Alice Fitzpatrick signed for Michael Fitzpatrick  
 as power of  
Attorney  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 03/02/2014

