

1st
2114024-
ALF

2013-007404
Klamath County, Oregon
06/28/2013 11:01:24 AM
Fee: \$47.00



After recording return to:
Jerry A. Maddox and Ramona F
Maddox
230 N 6th Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Jerry A. Maddox and Ramona F
Maddox
230 N 6th Street
Klamath Falls, OR 97601

File No.: 7021-2114024 (ALF)
Date: June 25, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Andrew A. Patterson, Trustee of the BMRMG LLC 401 K Plan and William M. Ganong, Trustee of the WMGPS Trust, Grantor, conveys and warrants to **Jerry A. Maddox and Ramona F Maddox, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 28 and 29, Block 3, KLAMATH COUNTRY, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$29,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.

Date: June 25, 2013

- F. Except as set forth in the Preliminary Report, the Undersigned has not encumbered the property, or suffered, assumed or agreed to any mortgages, trust deeds, judgments, tax liens, easements, or other encumbrances which still affect the property at this time. Nor have any proceedings in bankruptcy or receivership been instituted by or against the Undersigned.
- G. The buyer is entitled to immediate possession of the property upon the closing of this transaction and there is no agreement that allows the seller to remain in possession of the subject premises either pursuant to lease, lease-option, a similar rental agreement or other agreement or understanding of the parties.

I further agree to indemnify and defend **First American Title Company of Oregon**, or its agent, and save you harmless from any loss you may sustain as a result of issuing your Policy of Title Insurance based upon the above representations, and agree that, in case you or your Insured is named in a suit based upon facts which are inconsistent to the above representations, we will pay, at our own expense, any resulting judgment and all costs and attorneys' fees associated therewith.

Andrew A. Patterson, Trustee of the BMRMG
LLC 401 K Plan

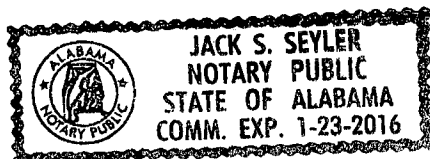
William M. Ganong, Trustee of the WMGPS
Trust

Andrew A Patterson, Trustee

William M Ganong, Trustee

STATE OF ~~Oregon~~ Alabama)
)ss.
County of ~~Klamath~~ Baldwin)

This instrument was acknowledged before me on this 27th day of June, 2013
by as of Andrew A. Patterson, Trustee of the BMRMG LLC 401 K Plan, on behalf of the .



Jack S. Seyler
Notary Public for ~~Oregon~~ Alabama
My commission expires: 1/23/16

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 27 day of June, 2013.

Andrew A. Patterson, Trustee of the BMRMG
LLC 401 K Plan

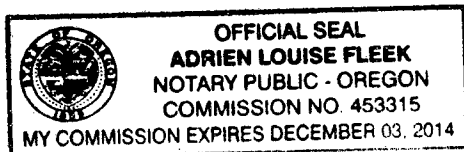
Andrew A Patterson, Trustee

William M. Ganong, Trustee of the WMGPS
Trust

William M Ganong, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of June, 2013
by as of Andrew A. Patterson, Trustee of the BMRMG LLC 401 K Plan, on behalf of the .
William M Ganong WMGPS Trust
Adrien Fleek



Notary Public for Oregon
My commission expires: 12/3/14