

2013-007745

Klamath County, Oregon

TAX STATEMENTS TO:

Arthur H. Patterson III
Jennifer K. Patterson
530 Hillside Ave.
Klamath Falls, OR 97601



00138891201300077450010018

07/09/2013 11:46:40 AM

Fee: \$37.00

AFTER RECORDING RETURN TO:

Jeffrey S. Patterson
Wildmer Mensing Law Group, LLP
339 SW Century Drive, Suite 101
Bend, OR 97702

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of \$0.00 (for estate planning purposes), **Arthur H. Patterson III and Jennifer K. Patterson**, "Grantor," hereby conveys and warrants to **Arthur H. Patterson III and Jennifer K. Patterson, Trustees of the Arthur H. Patterson III and Jennifer K. Patterson Living Trust dated June 18, 2013, and any amendments thereto**, "Grantee", the following real property, free of encumbrances except for matters of public record:

Lot 1 and the NW 1/2 of Lot 2 in Block 45 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the Southwesterly 20 feet of said lots, heretofore conveyed to the City of Klamath Falls for road purposes.

Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Agreement for hot water well, including the terms and provisions thereof,
Dated: September 12, 1958
Recorded: May 4, 1959
Volume: 312, page 188, Deed Records of Klamath County, Oregon
First Party: Charles G. Woodhouse and Mary E. Woodhouse
Second Party: James D. Bocchi and Doralyn M. Bocchi
3. Any encroachments, unrecorded easements, violation of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

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. 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. OREGON LAWS 2010.

DATED: 6/18, 2013

Arthur H. Patterson III

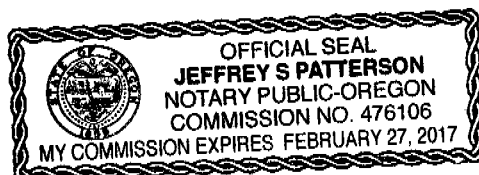
Jennifer K. Patterson

STATE OF OREGON)

) ss

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this 18th day of June, 2013
by ARTHUR H. PATTERSON III AND JENNIFER K. PATTERSON.



Jeffrey S. Patterson
Notary Public for Oregon