

**2013-009028****Klamath County, Oregon**

08/08/2013 02:22:06 PM

Fee: \$42.00

After recording return to:

JEFF PATTON

4080 Round Lake Rd.

Klamath Falls, OR 97601

MTC 98236DS

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

JEFF PATTON

4080 Round Lake Rd.

Klamath Falls, OR 97601

Escrow No. MT98236-DS

Title No. 0098236

SWD r.020212

STATUTORY WARRANTY DEED**FIRST COMMUNITY CREDIT UNION, A STATE CHARTERED CREDIT UNION**

Grantor(s), hereby convey and warrant to

JEFF PATTON,

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:

**The S1/2 SW1/4 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath
County, Oregon, lying Westerly of Round Lake Road.**

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

Grantor conveys and specially warrants to JEFF PATTON, Grantee, the following described real property
free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in
interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain
trust deed recorded in Volume M01, PAGE 15990, Microfilm Records of Klamath County, Oregon, except
as specifically set forth below: NONE

42. 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 7th day of August 2013.

FIRST COMMUNITY CREDIT UNION

BY: X

Sherry Ketchepaw
SHERRY KETCHPAW, ADMINISTRATIVE
ASST.

State of Oregon

County of Josephine

This instrument was acknowledged before me on 7th August, 2013 by SHERRY KETCHPAW, Administrative Assistant for FIRST COMMUNITY CREDIT UNION.

Kelley Gibson
(Notary Public for Oregon)

My commission expires March 20, 2014

