

MT94002

Western Title & Escrow  
Order Number: 61183

2014-001187  
Klamath County, Oregon  
02/11/2014 11:36:24 AM  
Fee: \$47.00

<b>Grantor</b>
James M. Patridge Marcy M. Patridge PO Box 786 Bandon, OR 97411
<b>Grantee</b>
Alan Bartlett Charlotte Bartlett 136760 Salmon Drive Crescent, OR 97733
Until a change is requested, all tax statements shall be sent to the following address:
Alan Bartlett Charlotte Bartlett 136760 Salmon Drive Crescent, OR 97733

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

James M. Patridge and Marcy M. Patridge, Grantors convey and warrant to Alan Bartlett and Charlotte Bartlett, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A'

Account:  
Map & Tax Lot:

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$75,000.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 4 day of February, 2014

James M. Patridge

Marcy M. Patridge

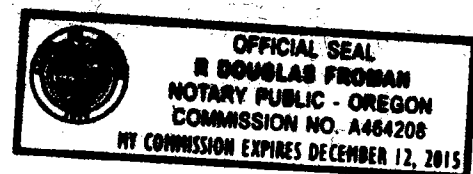
State of OR, County of Coos, ss.

This instrument was acknowledged before me on this 4 day of February, 2014 by James M. Patridge and Marcy M. Patridge

Notary Public for the State of OR

My commission expires: 12-12-15

R. Douglas Froman



47 HWT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the SE1/4 of said Section 25; thence South 00°07'03" West along the West line of said SE1/4, 100 feet; thence continuing South 00°07'03" West along said West quarter section line 177.74 feet to the point of beginning; thence leaving said West quarter section line East 510.11 feet to the West boundary of River West, a duly recorded subdivision in Klamath County, Oregon; thence South along said Westerly subdivision boundary 177.74 feet; thence West 510.11 feet to the West line of said SE1/4; thence North along the West line of the SE1/4 177.74 feet to the point of beginning.

RESERVING an Easement 15 feet along the North boundary line for roadway purposes.

TOGETHER with a 15 foot easement for roadway purposes along the South boundary line of the following described property:

A parcel of land situated in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the SE1/4 of said Section 25; thence South 00°07'03" West along the West line of said SE1/4 100 feet to the point of beginning for this description; thence continuing South 00°07'03" West along said West quarter section line 177.74 feet; thence leaving said West quarter section line East 510.11 feet to the Westerly boundary of River West, a duly recorded subdivision in said Klamath County; thence North along said Westerly subdivision boundary, to the Northerly right of way line of Elk Drive; thence West 20 feet; thence North 141.94 feet to the Northwest corner of Lot 1 in Block 1 of said River West; thence South 89°41'19" West 489.04 feet to the point of beginning.