

184 2442647-MS



After recording return to:
Brett Rovzar
1650 10th Avenue
San Francisco, CA 94122

Until a change is requested all tax
statements shall be sent to the
following address:
Brett Rovzar
1650 10th Avenue
San Francisco, CA 94122

File No.: 7021-2442647 (MS)
Date: June 30, 2015

2015-007296
Klamath County, Oregon
07/06/2015 01:09:23 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ronald R Patsch and Patricia J. Patsch as tenants in common, Grantor, conveys and warrants to **Brett Rovzar, a single man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$83,900.00**. (Here comply with requirements of ORS 93.030)

F.
62.00

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 30th day of June, 2015.

Ronald R Patsch
Ronald R Patsch

STATE OF Oregon)
)ss.
County of Klamath)

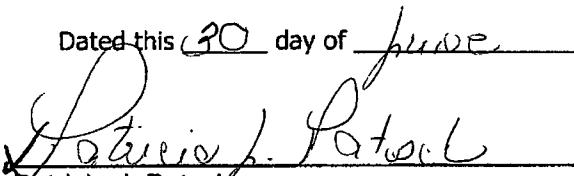
This instrument was acknowledged before me on this 30th day of June, 2015
by **Ronald R Patsch**



Marjorie Anne Stuart
Notary Public for Oregon
My commission expires: 12/31/18

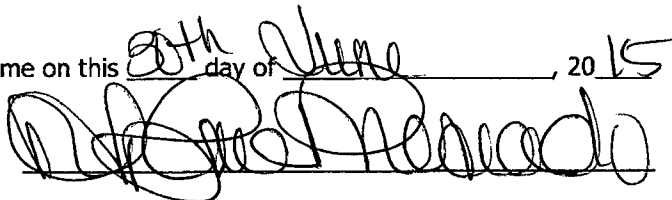
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Dated this 30 day of June, 2015.


Patricia J. Patsch

STATE OF California)
County of Riverside) ss.

This instrument was acknowledged before me on this 30th day of June, 2015
by **Patricia J. Patsch.**



Notary Public for California
My commission expires:

6/16/16

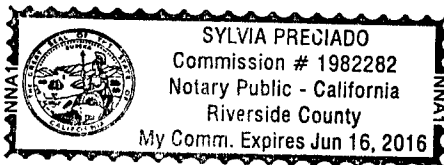


EXHIBIT A

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

All that portion of Lots 1 and 2, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, described as follows:

Beginning from the line between Lots 2 and 3 of said Block at a point thereon distant 76 feet from the Northerly line of Cook Street; thence Northeasterly and parallel with Cook Street, 52 feet to the line between Lots 1 and 2 of said Block; thence Northerly on a line at right angles to Upham Street to the Southerly line of said street; thence Westerly along said Southerly line of Upham Street to the most Westerly corner of said Lot 2; thence Southeasterly along the line between Lots 2 and 3 to the point of beginning.

EXCEPTING THEREFROM the following described parcel; Beginning at a point on the lot line between Lots 2 and 3, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, which point is North 51°15' West 137.55 feet from the lot corner of the Northwesterly line of Cook Street, common to said Lots 2 and 3; thence North 38.35 feet, more or less, to a point of the Southerly line of Upham Street; thence West along the South line of Upham Street 46.75 feet, more or less to the intersection of the lot line between said Lots 2 and 3; thence South 51°15' East along the lot line between said Lots 2 and 3, a distance of 60.36 feet, more or less, to the point of beginning.