



2016-000114
Klamath County, Oregon
01/06/2016 01:57:39 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Troy Patterson and Sharmoni Patterson
710 Riverside Drive
Klamath Falls, OR 97601

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

Troy Patterson and Sharmoni Patterson
710 Riverside Drive
Klamath Falls, OR 97601
File No. 69931AM

STATUTORY WARRANTY DEED

William C. Marean Jr. and Linda J. Marean, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Troy^WPatterson and Sharmoni^LPatterson, as Tenants by the Entirety,

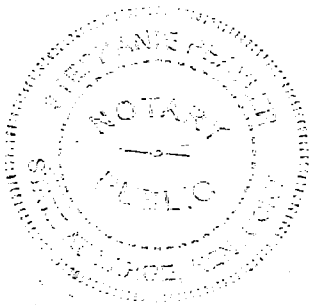
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land situate in NE1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point that is South 89°27' East 158.46 feet from the Northwest corner of Lot 7, Block 23 of Hillcrest Addition; thence continuing South 89°27' East a distance of 200.00 feet to the Westerly line of Highway 97 (also known as Riverside Drive); thence South 12°15'00" East 166.33 feet to the Northeast corner of that tract as described in Book M75 at page 630, Microfilm Records; thence South 86°14'38" West 94.82 feet; thence South 11°24'22" East 44.00 feet; thence South 29°07'51" East 107.39 feet; thence North 47°29'24" West 60.54 feet; thence North 89°27' West 7.40 feet to the Easterly line of Rogers Street; thence North 34°37'00" West 235.53 feet; thence North 12°15'00" West 74.50 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$105,000.00**.

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:



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 5th day of January, 2016

William C. Marean Jr.
William C. Marean Jr.

Linda J. Marean
Linda J. Marean

State of Kentucky } ss
County of Anderson }

On this 5th day of January, 2016, before me, Stephanie Peavler a Notary Public in and for said state, personally appeared William C. Marean Jr. and Linda J. Marean, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stephanie Peavler
Notary Public for the State of Kentucky
Residing at: Anderson County
Commission Expires: 2/16/18

