

2016-004936

Klamath County, Oregon



05/12/2016 01:42:48 PM

Fee: \$42.00

RETURN TO: Michael P. Rudd. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Arthur and Jennifer Patterson 530 Hillside Klamath Falls, OR 97601
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Grantor:
Arthur H. Patterson , Successor Trustee
530 Hillside
Klamath Falls, OR 97601

Grantee:
Arthur H. Patterson III, and
Jennifer K. Patterson
530 Hillside
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-


Arthur H. Patterson III, Successor Trustee of the Arthur and Nileletta Patterson Trust, Grantor, conveys to Arthur H. Patterson III and Jennifer K. Patterson, as tenants by the entirety, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 1, except the West 20 feet deeded for road purposes, being a tract of land 130 feet on Earle Street and 50 feet on Hillside Avenue in Block 44 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is trust distribution.


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 11 day of May, 2016.


Arthur H. Patterson III, Successor
Trustee of the Arthur and Nileletta
Patterson Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 11 day of May, 2016, the above-named Arthur H. Patterson III, Successor Trustee of the Arthur and Nileletta Patterson Trust, and acknowledged the foregoing instrument to be his voluntary act.


Notary Public for Oregon
My Commission expires: 9-20-2017

