



2016-012157

Klamath County, Oregon

11/15/2016 09:49:01 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Rachel Katherine Winters and Sean Michael Winters

636 Hillside Avenue

Klamath Falls, OR 97601

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

Rachel Katherine Winters and Sean Michael Winters

636 Hillside Avenue

Klamath Falls, OR 97601

File No. 118717AM

STATUTORY WARRANTY DEED

Arthur H. Patterson III and Jennifer K. Patterson, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Rachel Katherine Winters and Sean Michael Winters, 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:

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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Earle Street which inured thereto by instrument recorded January 25, 1956 in Volume 280, page 445, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$130,000.00.

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 7 day of NOVEMBER, 2016

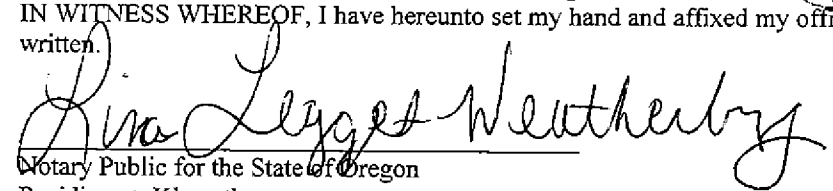

Arthur H. Patterson III


Jennifer K. Patterson

State of Oregon } ss
County of Klamath }

On this 7 day of November, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Arthur H. Patterson III and Jennifer K. Patterson, 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.


Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10-19-2019

