



THIS SPACE RESERVED FOR RE

2018-014602

Klamath County, Oregon

12/05/2018 02:00:01 PM

Fee: \$92.00

After recording return to:

Gary Patrick Patterson and Rose D. Walker Patterson

P.O. Box 201

Merrill, OR 97633

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

Gary Patrick Patterson and Rose D. Walker Patterson

P.O. Box 201

Merrill, OR 97633

File No. 251094AM

STATUTORY WARRANTY DEED

Charlies Land, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Gary Patrick Patterson and Rose D. Walker Patterson, 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:

Parcel 1 of Land Partition 45-06, being situated in the S1/2 of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$370,000.00.

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 3 day of December, 2018.

Charles Land, LLC, an Oregon Limited Liability Company

By: Charles D. Bury and Lynn E. Bury, Trustees for the Bury Revocable Trust dated May 15, 2008

By: Charles D. Bury
Charles D. Bury, Trustee/member

By: Lynn E. Bury
Lynn E. Bury, Trustee/Member

By: Gary P. Patterson
Gary Patrick Patterson, member

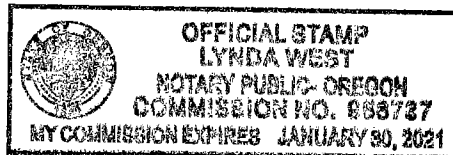
State of Oregon} ss
County of Klamath}

On this 3 day of December, 2018, before me, Lynda West a Notary Public in and for said state, personally appeared Charles D. Bury and Lynn E. Bury, Trustees for the Bury Revocable Trust dated May 15, 2008 known or identified to me to be the Managing Member in the Limited Liability Company known as Charles Land, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

Charles

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21



State of
County of

OR} ss
Klamath}

On this 3 day of December in the year 2018, before me, Lynda West, a Notary Public in and for said state, personally appeared Patrick Patterson known or identified to me to be the Managing Member in the Limited Liability Company known as Charles Land, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

