



After recording, return to:

Andrew A. Patterson
9655 Derby Lane
Fairhope, AL 36532

2019-001575

Klamath County, Oregon

02/20/2019 11:03:02 AM

Fee: \$87.00

BARGAIN AND SALE DEED

William M. Ganong and Marie I. Ganong, Trustees of the WMGPS Trust, Grantors, convey to Andrew A. Patterson, Grantee, the real property located in Klamath County, Oregon, more particularly described as follows:

Lot 51, Block 91 of Klamath Falls Forest Estates, Highway 66 Unit,
Plat No. 4, Klamath County, Oregon.

Klamath County Assessor's Map No. R-3711-023CO-00600-000 and
Account No. R392890, and located on Blackbird Drive, Bonanza, Oregon.

Grantor also assigns and conveys to Grantee, all of Grantors' interest in and to that certain Contract of Sale described in the Memorandum of Contract of Sale wherein Grantor is a Seller and Martin S. Stipp and Tracy Ann Stipp are the Purchaser, recorded March 10, 2017, as record 2010-002872 of the records of the Clerk of Klamath County, Oregon.

The consideration paid for this transfer is \$1,500.00.

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,

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BARGAIN AND SALE DEED - 1

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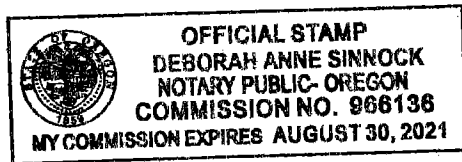
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

William M. Ganong, Trustee
William M. Ganong, Trustee
of the WMGPS Trust

Marie I. Ganong, Trustee
Marie I. Ganong, Trustee
of the WMGPS Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 8th, 2019, by William M. Ganong and Marie I. Ganong, in their capacities as Trustees of the WMGPS Trust.



Deborah Anne Sinnock
Notary Public for Oregon
My commission expires: 8-30-21