

278923 AM

2019-001577

Klamath County, Oregon

02/20/2019 11:03:02 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Andrew A. Patterson

9655 Derby Lane

Fairhope, AL 36532

STATUTORY BARGAIN AND SALE DEED

MARIE I. GANONG, Trustee of the WMGPS Trust, Grantor, conveys to Andrew A. Patterson, Grantee, the following-described parcel of real property in Klamath County, Oregon:

S½ S½ NE¼ NE¼ of Section 25, Township 35 South,
Range 11 East of the Willamette Meridian.
Klamath County Tax Account No. R-3511-02500-00300
Property ID No. R287503

Grantor also assigns and conveys to Grantee, all of Grantor's interest in and to that certain Contract of Sale described in the Memorandum of Contract of Sale wherein Grantor is a Seller and Leonard C. Petersen is the Purchaser, recorded October 31, 2006 as record 2006-021835 of the records of the Clerk of Klamath County, Oregon.

The consideration for this Deed is the sum of \$2,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

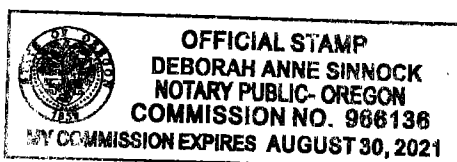
WMGPS TRUST

By:

Marie I. Ganong, Trustee
MARIE I. GANONG, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 24 day of February, 2019 by Marie I. Ganong as Trustee of the WMGPS Trust.



Deborah Anne Sinnock
Notary Public for Oregon

My Commission Expires: 8-30-21