



THIS SPACE RESERVED FOR

2019-011844

Klamath County, Oregon

10/10/2019 11:47:01 AM

Fee: \$87.00

After recording return to:

Joanne Patoine and Jason Patoine

3093 Calla St

Eugene, OR 97404

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

Joanne Patoine and Jason Patoine

3093 Calla St

Eugene, OR 97404

File No. 320805AM

STATUTORY WARRANTY DEED

Thomas Sims and Linda M. Sims, Trustees of the Thomas Sims and Linda Sims Trust uad November 27, 2018,

Grantor(s), hereby convey and warrant to

Joanne Patoine and Jason Patoine, 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 716, Block 129, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$135,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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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 8 day of October, 2019.

The Thomas Sims and Linda Sims Trust uad November 27, 2018

By: Thomas A. Sims
Thomas Sims, Trustee

By: Linda M. Sims
Linda M. Sims, Trustee

State of Oregon} ss.
County of Klamath}

On this 8 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Thomas Sims and Linda M. Sims known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Thomas Sims and Linda Sims Trust uad November 27, 2018, and acknowledged to me that he/she/they executed the same as Trustee.

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

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

