



2019-013677  
Klamath County, Oregon  
11/22/2019 09:36:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR F

After recording return to:  
James P. Evans and Irene A. Evans  
22627 Echo Way  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
James P. Evans and Irene A. Evans  
22627 Echo Way  
Klamath Falls, OR 97601  
File No. 334028AM

STATUTORY WARRANTY DEED

Brandon Patterson and Benjamin Frazier,  
Grantor(s), hereby convey and warrant to

James P. Evans and Irene A. Evans, 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 13, Block 6, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:


3606-017C0-01400      319710

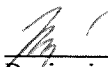
The true and actual consideration for this conveyance is \$18,500.00.

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.

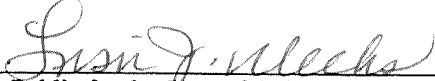
Dated this 18<sup>th</sup> day of November, 2019.

  
\_\_\_\_\_  
Brandon Patterson

  
\_\_\_\_\_  
Benjamin Frazier

State of Colorado } ss  
County of LARIMER }

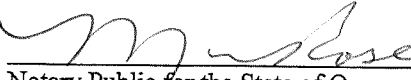
On this 18<sup>th</sup> day of November, 2019, before me, LISA J WEEKS a Notary Public in and for said state, personally appeared Benjamin Frazier, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
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 Colorado  
Residing at: 725 N NAMAQUA AVE LOVELAND CO 80537  
Commission Expires: 10/7/2020

LISA JOYCE WEEKS  
Notary Public  
State of Colorado  
Notary ID # 20164038447  
My Commission Expires 10-07-2020

State of OREGON } ss  
County of Jackson }

On this 20 day of November, 2019, before me, MARION ROSE, a Notary Public in and for said state, personally appeared **Brandon 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 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: ASHLAND, OR  
Commission Expires: 11-9-20

