



2020-001163

Klamath County, Oregon

01/29/2020 02:23:56 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey James Patzke and Cari R. Patzke

5445 Walton Dr

Klamath Falls, OR 97603

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

Jeffrey James Patzke and Cari R. Patzke

5445 Walton Dr

Klamath Falls, OR 97603

File No. 344461AM

STATUTORY WARRANTY DEED

Donald F. Walpole,

Grantor(s), hereby convey and warrant to

Jeffrey James Patzke and Cari R. Patzke, 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

A parcel of land situated in Lot 3, Block 4, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the South line of Lot 3, Block 4, said point being South 89° 48' 16" West 154.89 feet from the Southeast corner of Lot 3, Block 4; thence from said point of beginning North 0° 04' 06" West 421.69 feet to a 1/2 inch iron pin on the North line of Lot 3, Block 4; thence South 89° 45' 10" West 157.84 feet along the North line of Lot 3, Block 4, to a 1/2 inch iron pin; thence South 0° 51' 14" East 421.56 feet to a 5/8 inch iron pin on the South boundary of Lot 3, Block 4; thence North 89° 48' 43" East 152.06 feet to the point of beginning.

PARCEL 2

A parcel of land situated in Lot 3, Block 4, Tract 1083, Cedar Trails, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin at the Southeast corner of said Lot 3, Block 4; thence North 00°04'07" West 421.85 feet along the East line of Lot 3, Block 4, to a 1/2 inch iron pin at the Northeast corner of Lot 3, Block 4; thence South 89°45'10" West 154.89 feet along the North line of Lot 3, Block 4, to a 1/2 inch iron pin; thence South 0°04'06" East 421.69 feet to a 1/2" iron pin on the South line of Lot 3, Block 4; thence North 89°48'43" East 154.89 feet along the South boundary of Lot 3, Block 4, to the point of beginning.

The true and actual consideration for this conveyance is \$330,000.00.

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:

87

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 27 day of January, 2020

D. Walpole
Donald F. Walpole

State of Oregon ~~ss~~ WA
County of Klamath ~~King~~

On this 27 day of Jan., 2020, before me, Catherine Macchio a Notary Public in and for said state, personally appeared Donald F. Walpole, known or identified to me to be the person(s) whose name(s) is 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.

Catherine Macchio
Notary Public for the State of Oregon ~~WA~~
Residing at: Klamath County, Oregon ~~King~~
Commission Expires: 9/5/21

