



2020-004998

Klamath County, Oregon

04/20/2020 03:05:32 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Judah Lockwood and Christine Lockwood

4764 Driftwood

Klamath Falls, OR 97603

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

Judah Lockwood and Christine Lockwood

4764 Driftwood

Klamath Falls, OR 97603

File No. 364467AM

STATUTORY WARRANTY DEED

William E. Patterson and Susan E. Patterson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Judah Lockwood and Christine Lockwood, 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:

A parcel of land situated in the W1/2 of the SE1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" rebar on the North-South centerline of the SE1/4 of Section 30, from which the Section corner common to Sections 29, 30, 31 and 32 bears South 00°15'51" West 1830.00 feet and South 89°56'27" East 1320.46 feet; thence North 00°15'51" East 340.00 feet; thence West 842.91 feet, more or less, to the Easterly right of way line of Harpold County Road; thence Southwesterly along said right of way line to a point which lies West 880.04 feet from the point of beginning; thence East 880.04 feet to the point of beginning.

The true and actual consideration for this conveyance is \$77,000.00.

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:

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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 17th day of April, 2020

X William E. Patterson

William E. Patterson

X Susan E. Patterson

Susan E. Patterson

State of FL } ss
County of Volusia

On this 17th day of April, 2020, before me, Robert Fowler a Notary Public in and for said state, personally appeared William E. Patterson and Susan E. 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/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. BOTH William E. Patterson and Susan E. Patterson were physically present

Robert Fowler

Notary Public for the State of FL

Residing at: 5441 Newnan Dr Part Orange FL

Commission Expires:

8/6/23

32127



ROBERT FOWLER
Commission # GG 356130
Expires August 6, 2023
Bonded Thru Budget Notary Services