



THIS SPACE RESERVED

2020-011903

Klamath County, Oregon

09/18/2020 01:36:00 PM

Fee: \$87.00

After recording return to:

Wendy A. Savage

710 Riverside Dr.

Klamath Falls, OR 97601

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

Wendy A. Savage

710 Riverside Dr.

Klamath Falls, OR 97601

File No. 388441AM

### STATUTORY WARRANTY DEED

**Troy W. Patterson and Sharmoni L. Patterson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Wendy A. Savage,**

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 situate in NE1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point that is South 89°27' East 158.46 feet from the Northwest corner of Lot 7, Block 23 of Hillcrest Addition; thence continuing South 89°27' East a distance of 200.00 feet to the Westerly line of Highway 97 (also known as Riverside Drive); thence South 12°15'00" East 166.33 feet to the Northeast corner of that tract as described in Book M75 at page 630, Microfilm Records; thence South 86°14'38" West 94.82 feet; thence South 11°24'22" East 44.00 feet; thence South 29°07'51" East 107.39 feet; thence North 47°29'24" West 60.54 feet; thence North 89°27' West 7.40 feet to the Easterly line of Rogers Street; thence North 34°37'00" West 235.53 feet; thence North 12°15'00" West 74.50 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$179,000.00.

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:

**"2020-2021 Real Property Taxes, a lien not yet due and payable"**

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 day of September, 2020

X Troy W. Patterson  
Troy W. Patterson

X Sharmoni L. Patterson  
Sharmoni L. Patterson

State of Oregon } ss  
County of Deschutes }

On this 18 day of September, 2020, before me, Kaitlyn Foster, a Notary Public in and for said state, personally appeared Troy W. Patterson and Sharmoni L. 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.

K. Foster  
Notary Public for the State of Oregon  
Residing at Deschutes County  
Commission Expires: 5-16-2022

