



THIS SPACE RESERVED FOR

2020-015938
Klamath County, Oregon
12/08/2020 09:39:01 AM
Fee: \$87.00

Patterson Construction, Inc., an Oregon corporation
530 Hillside Ave
Klamath Falls, OR 97601
Grantor's Name and Address

Robert H. Schock
PO Box 5108
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:
Robert H. Schock
PO Box 5108
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Robert H. Schock
PO Box 5108
Klamath Falls, OR 97601

File No. 415726AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Patterson Construction, Inc, an Oregon corporation,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Robert H. Schock,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A parcel of land lying in the SE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the township line between Section 33, Township 38 South, Range 9 and Section 4, Township 39 South, Range 9 East, of the Willamette Meridian in City of Klamath Falls, which is South 89°26' West 25 feet from the intersection of said township line with the West line of Owens Street (platted Front Street on the Plat of Mills Second Addition) in Klamath Falls; thence South 89°26' West 288.83 feet along said township line to the Southwest corner of a parcel of land deeded to W.D. Miller by deed recorded in Klamath County Deed Records Volume 154, page 164; thence North 0°45' West 180 feet; thence North 89°26' East 165. feet to the East line of Lot "A" Block 2, Industrial Addition of said Klamath Falls, extended Southerly; thence North 0°45' West 80.85 feet along the Southerly extension of the East line of said Lot "A" to the Southwesterly right of way line of Oregon, California and Eastern Railroad Company's spur track; thence Southeasterly along said right of way line, which is the arc of a circle whose radius is 430.69 feet, a distance of 239.6 feet, more or less, to the West line of said Owens Street; thence South 0°49 1/2' East 22.1 feet along the West line of said street, to the Northeast corner of a parcel of land deeded to the City of Klamath Falls, Oregon, said deed being recorded in Klamath County Deed Records, Volume 103, page 601; thence South 89°26' West 25 feet; thence South 0°49 1/2' East 55 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$175,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

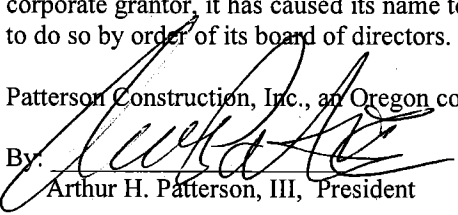
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 3rd day of December, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Patterson Construction, Inc., an Oregon corporation

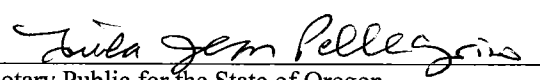
By: 

Arthur H. Patterson, III, President

State of Oregon } ss
County of Klamath }

On this 3rd day of December, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Arthur H. Patterson, III, President of Patterson Construction, Inc. an Oregon corporation, 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 Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

