

MTC

Susan Snell

P.O. Box 575

Tualatin, OR 97062

2021-005472

Klamath County, Oregon

04/12/2021 01:44:01 PM

Fee: \$82.00

Send Tax Statements to:

Susan Snell

P.O. Box 575

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STATUTORY BARGAIN AND SALE DEED

ANDREW A. PATTERSON, Trustee Andrew A. Patterson Living Trust, dated January 16, 2017, conveys to Alton B. Davis, Grantee, the following-described parcel of real property in Klamath County, Oregon:

80 → Estate

The Southerly 40 feet of Lots 4 and 5, Block 7, CANAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Beginning on the Northerly line of 9th Street at the Southeast corner of Lot 5, Block 7, CANAL ADDITION to the City of Klamath Falls, Oregon; thence Northeast along the Northwest line of alley 45.6 feet, more or less, to the most Easterly corner of Lot 4; thence in a Northwest direction along the lot lines between Lots 3 and 4, Block 7, 40 feet; thence in a Southwest direction along a line which is parallel and 40 feet distant from the Northwest line of aforementioned alley to its intersection with the Northerly line of 9th Street; thence in a Southeast direction along the North line of 9th Street to the point of beginning.

Klamath County Assessor's Map No. R-3809-032AA-03300-000 and Account No. R413449, and more commonly referred to as 413 S 9th Street, Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$9,210.52.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 25 day of January, 2020.

ANDREW A. PATTERSON, TRUSTEE

STATE OF ALABAMA, County of Baldwin) ss.

This instrument was acknowledged before me this 25 day of January, 2020, by Andrew A. Patterson Andrew A. Patterson Living Trust, dated January 16, 2017.

Notary Public for Alabama

My Commission Expires:

My commission expires September 12, 2021.