



2021-011630

Klamath County, Oregon

07/29/2021 02:52:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Greg G Evans and Carie J Evans

11511 Alderwood Dr

La Pine, OR 97739

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

Greg G Evans and Carie J Evans

11511 Alderwood Dr

La Pine, OR 97739

File No. 474936AM

STATUTORY WARRANTY DEED

Gary Francis Pattee and Millie B. Pattee, Trustees of the Pattee Family Trust dated July 8, 2005,

Grantor(s), hereby convey and warrant to

Greg G Evans and Carie J Evans, 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:

Lot 12 in Block 5 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036C0-07300

The true and actual consideration for this conveyance is \$351,000.00.

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:

2021-2022 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 21st day of July, 2021

Pattee Family Trust dated July 8, 2005

By: Gary Francis Pattee Trustee
Gary Francis Pattee, Trustee

By: Millie B. Pattee Trustee
Millie B. Pattee, Trustee

State of Arizona } ss.
County of PIMA }

On this 21st day of JULY, 2021, before me, Andrew McKenna a Notary Public in and for said state, personally appeared Gary Francis Pattee and Millie B. Pattee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Pattee Family Trust dated July 8, 2005, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Andrew McKenna
Notary Public for the State of Arizona »
Residing at: 10255 E Broadway Blvd
Commission Expires: 8/25/23

