



2021-013095

Klamath County, Oregon

08/27/2021 08:42:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Fort Klamath Ranch Enterprizes LLC

P.O. Box 408

Chiloquin, OR 97624

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

Fort Klamath Ranch Enterprizes LLC

P.O. Box 408

Chiloquin, OR 97624

File No. 483247AM

STATUTORY WARRANTY DEED

Philip V. Patti and Gretchen Patti, Trustees of the Philip V. Patti and Gretchen Patti Revocable Trust, dated September 24, 1998,

Grantor(s), hereby convey and warrant to

Fort Klamath Ranch Enterprizes LLC, an Oregon Limited Liability Company,

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:

That portion of Government Lot 7 and the W1/2 W1/2 W1/2 NE1/4 lying South of existing road (Crater Lake Highway – State Highway No. 62) in Section 22, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$355,000.00.

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 24th day of August, 2021.

The Philip V. Patti and Gretchen Patti Revocable Trust

By: *Philip V. Patti*
Philip V. Patti, Trustee

By: *Gretchen Patti*
Gretchen Patti, Trustee

State of Nevada } ss
County of Clark }

On this 24th day of August, 2021, before me, *Renee Karcich* a Notary Public in and for said state, personally appeared Phillip V. Patti and Gretchen Patti, Trustees of the Phillip V. Patti and Gretchen Patti Revocable Trust, 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.

Renee Karcich
Notary Public for the State of Nevada
Residing at: Clark County, Nevada
Commission Expires: 3/7/2025

