

**2022-007330**

**Klamath County, Oregon**



00301640202200073300030030

06/13/2022 10:30:12 AM

Fee: \$92.00

Returned at Counter

David Kent Patton aka David K. Patton

PO Box 130

Beatty, OR 97621

Grantor's Name and Address

David K. Patton, D.V.M. and Gail S. Patton Revocable Trust

David K. Patton, Surviving Trustee

PO Box 130

Beatty, OR 97621

Grantee's Name and Address

After recording return to:

David K. Patton, D.V.M. and Gail S. Patton Revocable Trust

David K. Patton, Surviving Trustee

PO Box 130

Beatty, OR 97621

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

David K. Patton, D.V.M. and Gail S. Patton Revocable Trust

David K. Patton, Surviving Trustee

PO Box 130

Beatty, OR 97621

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **David Kent Patton also known as David K. Patton,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **David K. Patton, D.V.M., Surviving Trustee of the David K. Patton, D.V.M. and Gail S. Patton Revocable Trust, Dated December 8, 2014,**

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:

See Legal Description Exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is Estate Planning.

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 13 day of June, 2022; 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.

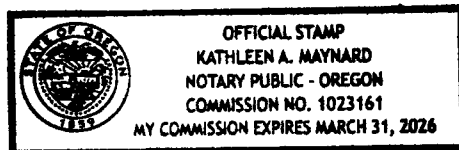
  
David Kent Patton aka David K. Patton

State of Oregon} ss  
County of Klamath}

On this 13 day of June, 2022, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared David Kent Patton, 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  
Commission Expires: March 31, 2026



Legal Description  
Exhibit "A"

The following described real property situate in Klamath County, Oregon:

Government Lots 28 and 29, Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Easterly of Oregon State Highway 140.

EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed recorded November 21, 1978 in Volume M78, page 26342, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land located in the SW 1/4 of the SW 1/4 of Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Section 13; thence North 0° 45' 40" West along the West line of said Section 13, 11.88 feet to a point on the Southerly right of way line of State Highway 140; thence following said right of way 163.60 feet along the arc of a 756.20 feet radius curve (the long chord of which bears North 62° 13' 12" East, 163.28 feet) to the end of said curve; thence continuing along said right of way line North 56° 01' 20" East, 410.84 feet; thence leaving said highway right of way line South 0° 04' 10" West, 319.76 feet to a point on the South line of said Section 13; thence North 89° 44' 30" West, 484.61 feet to the point of beginning.

Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 23: Government Lots 1, 8, 9, 16, 17, 18, 23, 24, 25, 26, 31 and 32 and all that portion of Government Lots 2, 7, 10 and 15 lying Easterly of a line 20 feet West of the West Bank of the canal and Brown Mineral Creek.

Section 24: The W ½

Section 26: The NE¼; NE¼ SE¼