



2023-000195
Klamath County, Oregon
01/10/2023 08:36:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Faron Bailey Property Management LLC

6873 Harvest Lane

Klamath Falls, OR 97603

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

Faron Bailey Property Management LLC

6873 Harvest Lane

Klamath Falls, OR 97603

File No. 572599AM

STATUTORY WARRANTY DEED

Michael Patzke and Dolores Patzke, as Tenants by the Entirety as to an undivided 1/3 interest and Annie J. Patzke, as to an undivided 1/3 interest and Patricia A. Barney, as to an undivided 1/3 interest,

Grantor(s), hereby convey and warrant to

Faron Bailey Property Management 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$500,000.00.

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:

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 6 day of January, 2023

Michael P. Patzke
Michael Patzke

Dolores A. Patzke
Dolores Patzke

Annie J. Patzke
Annie J. Patzke

Patricia A. Barney
Patricia A. Barney

State of Oregon } ss
County of Klamath }

On this 6 day of January, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Michael Patzke, Dolores Patzke, Annie J. Patzke and Patricia A. Barney, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

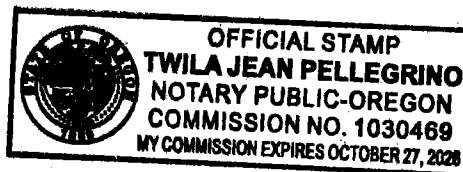


EXHIBIT 'A'

File No. 572599AM

All that portion of the W1/2 of the NE1/4 of the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, beginning on the Southerly right of way line of the Dalles-California Highway which bears South 0°13' West a distance of 30 feet and thence South 89°53' West a distance of 695.5 feet from the center of Section 2, thence said point of beginning being the Northeast corner of the property herein described, thence South 0°13' West 125 feet, thence South 89°53' West 75 feet, thence North 0°13' East 125 feet, thence North 89°53' East 75 feet to the place of beginning.

All of that portion of the W1/2 of the E1/2 of the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Southerly right of way line of the Dalles-California Highway which bears South 0°13' West a distance of 30 feet and South 89°53' West a distance of 770.5 feet from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, to the Northeast corner of the property herein described, thence South 0°13' West 125 feet, thence South 89°53' West 75 feet, thence North 0°13' East 125 feet, thence North 89°53' East 75 feet to the place of beginning.

EXCEPTING THEREFROM that part of the above described tracts conveyed to the State of Oregon Highway Commission by Deed recorded December 20, 1963 in Deed Book 350 at page 28, deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded the State of Oregon, by and through its Department of Transportation, by deed recorded November 6, 2012 as 2012-012327, records of Klamath County, Oregon.