2023-000288 Klamath County, Oregon



01/13/2023 10:08:25 AM

Fee: \$87.00

WARRANTY DEED -- STATUTORY FORM

Grantors:

DAVID M. PATTISON and MELANIE A. MOE, aka

MELANIE A. PATTISON

Grantees:

DAVID M. PATTISON and MELANIE A. PATTISON, Trustees

After recording return to:

DAVID M. PATTISON, Trustee MELANIE A. PATTISON, Trustee 38022 Hwy. 228 Brownsville, OR 97327

Address for tax statements:

DAVID M. PATTISON, Trustee MELANIE A. PATTISON, Trustee 38022 Hwy. 228 Brownsville, OR 97327

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

DAVID M. PATTISON and MELANIE A. MOE, aka MELANIE A. PATTISON, Grantors, convey and warrant to DAVID M. PATTISON and MELANIE A. PATTISON, Trustees of the DAVID and MELANIE PATTISON Revocable Living Trust dated _________, 2022, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Lot 28 in Block 1, Tract 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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, AND 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 THE 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	_ day of	Sept	, 2022.
		DAVID M. PATTIS	Mi allisa SON
		Mulan	WA.Moe
		MELANIE A. MOE MELANIE A. PAT	E, aka TISON
STATE OF OREGON)) ss.	S-02 19	<u>′</u> , 2022.
County of Linn) \$8.		, 2022.

Personally appeared the above-named **DAVID M. PATTISON** and **MELANIE A. MOE, aka MELANIE A. PATTISON** acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon

My Commission expires: 5-9-25