



THIS SPACE RESERVED FOR

2023-008209
Klamath County, Oregon
09/20/2023 10:37:01 AM
Fee: \$92.00

After recording return to:

Benjamin Pattyson

615 E Front St

Merrill, OR 97633

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

Benjamin Pattyson

615 E Front St

Merrill, OR 97633

File No. 603478AM

STATUTORY WARRANTY DEED

Candace Leigh Carlson,

Grantor(s), hereby convey and warrant to

Benjamin Pattyson,

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:

Please see attached Exhibit "A"

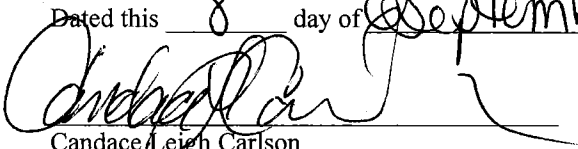
The true and actual consideration for this conveyance is \$360,000.00.

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:

2023-2024 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 8 day of September 2023


Candace Leigh Carlson

State of Oregon } ss
County of Clatsop }

On this 8 day of September, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Candace Leigh Carlson, 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.

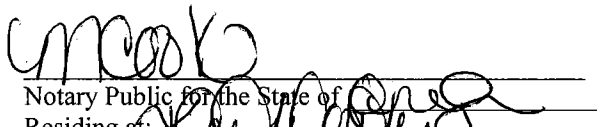

Notary Public for the State of Oregon
Residing at: 1000 1st St SE, Astoria, OR 97103
Commission Expires: 3/7/26



EXHIBIT "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point REFERRED TO as Point A in that Real Estate Contract recorded in Volume 357 Page 114, Klamath County deed records, being West 1328 feet and South 336 feet from the 1/4 corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 324.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 296.00 feet to a point on the South right of way line of the Dalles-California Highway (Front Street); thence East along said right of way line, 211.00 feet; thence South 448.00 feet; thence West 211.00 feet; thence North 152.00 feet to the POINT OF BEGINNING, with bearings based on Front Street as being East; SURVEY NO. 3204.

EXCEPTING THEREFROM that tract of land described in Volume M87 Page 18495, of the Klamath County Deed Records described as; Portion of Lot 2 South of Front Street Merrill, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as:

Beginning at a point on the 1/4 Section line 40' South of a point on Section line 12.09 Chains West of 1/4 Section Corner between Sections 1 and 12, Township 41 South, Range 10; Thence running West along the South right-of-way line of Dalles-California Highway and parallel to said Section line between Sections 1 and 12 a distance of 75'; thence at an angle of 90° South 75'; thence at an angle of 90° East 75'; thence North 75' to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in the NE1/4 NW1/4 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the West 1/16 corner common to Section 1, Township 41 South, Range 10 East of the Willamette Meridian and said Section 12 bears North 115.00 feet and West 535.00 feet; thence West 19.00 feet; Thence South 124.00 feet; Thence East 19.00 feet; Thence North 124.00 feet to the point of beginning.