



After recording return to:
Monika N. Bilka
7341 S 6th St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Monika N. Bilka
7341 S 6th St
Klamath Falls, OR 97603

File No.: 7161-4184597 (SA)
Date: July 15, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John F. Patterson and Andrea L. Patterson, as Trustees of the John and Andrea Patterson Consolidated Trust, dated September 22, 2020, Grantor, conveys and warrants to **Monika N. Bilka**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lots 122 and 123, THIRD ADDITION TO SPORTSMAN PARK, according to official plat thereof on file with the Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$275,000.00**. (Here comply with requirements of ORS 93.030)

APN: **310684**

Statutory Warranty Deed
- continued

File No.: **7161-4184597 (SA)**

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 12 day of August, 2024.

John F. Patterson and Andrea L. Patterson,
as Trustees of the John and Andrea
Patterson Consolidated Trust, dated
September 22, 2020

John F. Patterson

John F. Patterson, Trustee

Andrea L. Patterson

Andrea L. Patterson, Trustee

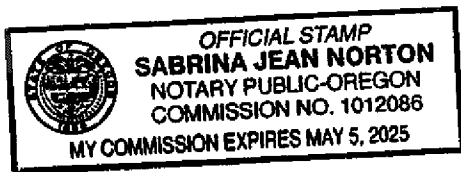
APN: **310684**

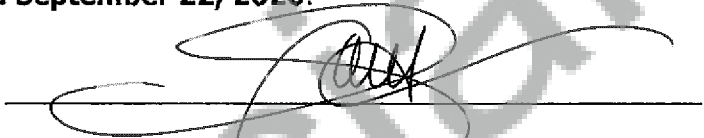
Statutory Warranty Deed
- continued

File No.: **7161-4184597 (SA)**

STATE OF Oregon)
County of Deschutes) ss.
Klamath)

This instrument was acknowledged before me on this 12th day of August, 2024
by **John F. Patterson and Andrea L. Patterson, as trustees of the John and Andrea
Patterson Consolidated Trust, dated September 22, 2020.**





Notary Public for Oregon
My commission expires: 5/5/25