

RECORDING REQUESTED BY:



52 E Airport Rd
Lebanon, OR 97355

AFTER RECORDING RETURN TO:

Order No.: 471824133189-CR
Scott B. Patterson
Scott B. Patterson and Rachel Patterson,
Co-Trustees of the Scott B. Patterson and Jean I.
Patterson 2000 Revocable Trust, Dated January
21, 2000, and amendments thereto
955 Capistrano Ct.
San Luis Obispo, CA 93405

SEND TAX STATEMENTS TO:

Scott B. Patterson and Rachel Patterson,
Co-Trustees of the Scott B. Patterson and Jean I.
Patterson 2000 Revocable Trust, Dated January
21, 2000, and amendments thereto
955 Capistrano Ct.
San Luis Obispo, CA 93405

Tax/Map ID(s): 197717

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carlos A. Alfaro and Cynthia S. Alfaro who acquired title as Cyndi S. Alfaro, Grantor, conveys and warrants to Scott B. Patterson and Rachel Patterson, Co-Trustees of the Scott B. Patterson and Jean I. Patterson 2000 Revocable Trust, Dated January 21, 2000, and amendments thereto, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

LOT 4 IN BLOCK 9 OF TRACT 1019, WINEMA PENINSULA, UNIT NO. 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:
The 2024-2025 Taxes: A lien not yet due or payable.
The property lies within the boundaries of Klamath Lake Timber Fire Patrol and is subject to any charges or assessments levied by said District and easements in connection therewith.
Reservations, Restrictions and Easements as disclosed in document, Recorded: February 27, 1959
Instrument No.: 310-175
Restrictions as shown on the official plat of said Land.
25 foot Building Setback for Incline Drive as shown on the official plat of said Land.
According to the available County Assessor's Office records, the Land is purported to have no improvements and/or is non-owner occupied. Upon confirmation that the General Property Map is correct, the County Assessor's Office will submit a preliminary Report to add, among other things, additional exceptions or requirements.

471824133189
After recording
return to Ticor Title
TICOR TITLE
647379 AM

STATUTORY WARRANTY DEED
(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: 9/3/24

Carlos A. Alfaro
Carlos A. Alfaro

Cynthia S. Alfaro
Cynthia S. Alfaro who acquired Title as Cyndi S. Alfaro

State of California
County of Santa Cruz

This instrument was acknowledged before me on 09.03.2024 by Carlos A. Alfaro and Cynthia S. Alfaro who acquired Title as Cyndi S. Alfaro.

[Signature]
Notary Public - State of ~~Oregon~~ California

My Commission Expires: 05.07.2026

