

Return To:



2024-008545
Klamath County, Oregon
10/01/2024 08:30:02 AM
Fee: \$92.00

After Recording Return to:

David M. Krueger
PO Box 3826
Napa, CA 94558

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE21528/628494AM

STATUTORY WARRANTY DEED

**David K. Patton, D.V.M., Successor Trustee of the David K. Patton, D.V.M. and Gail S. Patton
Revocable Living Trust, dated December 8, 2014,**

herein called grantor, convey(s) and warrant(s) to

David M. Krueger,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

*see attached Exhibit "A"

**(Tax # 353209, Map and Taxlot 3612-00000-09300, Tax # 353227, Map and Taxlot
3612-00000-09100, Tax # 353245, Map and Taxlot 3612-00000-09400, Tax # 353254, Map and
Taxlot 3612-00000-09600, Tax # 353263, Map and Taxlot 3612-00000-09500, Tax # 353441,
Map and Taxlot 3612-00000-11600, Tax # 353450, Map and Taxlot 3612-00000-11700, Tax #
818422, Map and Taxlot 3612-00000-09700, Tax # 831700, Map and Taxlot 3612-01300-00901)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances
except covenants, conditions, restrictions, reservations, rights, rights of way and easements of
record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and
except any real property taxes due but not yet payable; and will warrant and defend the same
against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$2,600,000.00**.

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 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: 5-7-24

David K. Patton, D.V.M. and Gail S. Patton Revocable Living Trust, dated December 8, 2014

By: David K. Patton
David K. Patton; D.V.M., Successor Trustee

STATE OF Colorado, County of Mesa) ss.

On May 7th, 2024, personally appeared the above named **David K. Patton, D.V.M., as Successor Trustee of the David K. Patton, D.V.M. and Gail S. Patton Revocable Living Trust, dated December 8, 2014** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Jill L. Hines

Notary Public for CO

My commission expires: 8/15/26

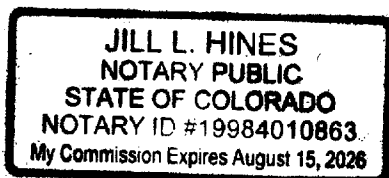


EXHIBIT "A"
LEGAL DESCRIPTION

TL 901

PARCEL 1:

Government Lots 28 and 29, Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Easterly of Oregon State Highway 140.

EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed recorded November 21, 1978 in Volume M78, page 26342, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land located in the SW1/4 of the SW1/4 of Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Section 13; thence North 0° 45' 40" West along the West line of said Section 13, 11.88 feet to a point on the Southerly right of way line of State Highway 140; thence following said right of way 163.60 feet along the arc of a 756.20 feet radius curve (the long chord of which bears North 62° 13' 12" East, 163.28 feet) to the end of said curve; thence continuing along said right of way line North 56° 01' 20" East, 410.84 feet; thence leaving said highway right of way line South 0° 04' 10" West, 319.76 feet to a point on the South line of said Section 13; thence North 89° 44' 30" West, 484.61 feet to the point of beginning.

TL 9300, 9100, 9400

PARCEL 2:

Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 23: Government Lots 1, 8, 9, 16, 17, 18, 23, 24, 25, 26, 31, and 32 and all that portion of Government Lots 2, 7 10 and 15 lying Easterly of a line 20 feet West of the West Bank of the canal and Brown Mineral Creek.

TL 9500, 9600, 9700, 11600, 11700

PARCEL 3:

Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 24: The W1/2

Section 26: The NE1/4; NE1/4 SE1/4