



37374

Vol. 1797 Page 14150

97 MAY -9 AIO:46

K-50645
STATUTORY WARRANTY DEED

RALPH W. RANGE AND NANCY LEE RANGE

conveys and warrants to ALAN N. BLUMENSTEIN AND SHERRI A. BLUMENSTEIN, husband and wife, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee.The S1/2NW1/4NW1/4SW1/4 of Section 19, Township 25 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon.This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON EXHIBIT "A" ATTACHED
AND MADE A PART HEREOFTHIS INSTRUMENT WILL 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 APPROVED USES AND TO
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.The true consideration for this conveyance is \$ 18,000.00 (Here comply with the requirements of ORS 93.030)Dated this 5 day of MAY 19 97Ralph W. Range
RALPH W. RANGENancy Lee Range
NANCY LEE RANGE

STATE OF OREGON

County of _____ } ss.

BE IT REMEMBERED, That on this _____ day of _____, 19 _____, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
Ralph W. Range and Nancy Lee Rangeknown to me to be the identical individual s _____ described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.See attached California All
Purpose Acknowledgment
Notary Public for Oregon.

My Commission expires _____

Title Order No. _____

Escrow No. 9740165

After recording return to:

ALAN N. BLUMENSTEIN103 S COLE STREETMOLALLA, OR 97038

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:ALAN N. BLUMENSTEIN103 S COLE STREETMOLALLA, OR 97038

Name, Address, Zip

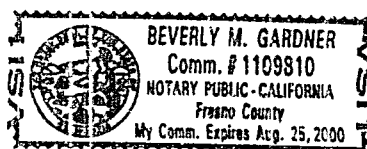
THIS SPACE RESERVED FOR RECORDER'S USE

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
 County of FRESNO
 On 05-05-97 before me, BEVERLY M. GARDNER, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared RALPH W. RANGE AND NANCY LEE RANGE
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Beverly M. Gardner
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Maternity Warranty Deed - Fresno County OR
 Document Date: 05-05-97 Number of Pages: 2
 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: RALPH W. RANGE

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: NANCY LEE RANGE

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



EXHIBIT "A"

1. Easement, including the terms and provisions thereof, as disclosed by deed from John M. Schoonover, to Jeffrey L. Stocke and Karen L. Stocke, dated January 17, 1977, recorded February 29, 1984, in Volume M84 page 3179, Deed records of Klamath County, Oregon.

2. No means of ingress or egress to or from the above described property as disclosed by the assessor's maps.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 9th day
of May A.D., 19 97 at 10:46 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 14150

Bernetha G. Letsch, County Clerk

FEE \$40.00

by Kathleen Rose