



After recording return to:  
Mark V. Blackmore  
6510 South 6th Street, #102  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Mark V. Blackmore  
6510 South 6th Street, #102  
Klamath Falls, OR 97603

File No.: 7021-678841 (DMC)  
Date: October 13, 2005

**M05-66834**

Klamath County, Oregon

10/18/2005 03:32:21 PM

Pages 3 Fee: \$31.00

## STATUTORY WARRANTY DEED

**Todd Goebel**, Grantor, conveys and warrants to **Mark V. Blackmore**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

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.

THIS 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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of October, 2005

3/F

File No.: **7021-678841 (DMC)**  
Date: **10/13/2005**

11-2105

APN: **303727**

Statutory Warranty Deed  
- continued

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Date: **10/13/2005**

## **EXHIBIT A**

### **LEGAL DESCRIPTION:**

Lots 3 and 4 Block 28, Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of vacated Lexington Street adjoining that would attach thereto by Ordinance #2148, recorded February 25, 1958 in Volume 297 page 577, Deed records of Klamath County, Oregon.

EXCEPTING THEREFROM the North one-half of Lot 3 Block 28 Hillside Addition to the City of Klamath Falls. Together with the portion of vacated Lexington Street which inurred thereto, in the County of Klamath, State of Oregon.