

2008-015217
Klamath County, Oregon



00056028200800152170020022

11/10/2008 03:16:13 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Jerald Nels Blackburn and Jean A
Blackburn
2359 Wantland
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jerald Nels Blackburn and Jean A
Blackburn
2359 Wantland
Klamath Falls, OR 97601

File No.: 7021-1298969 (ALF)
Date: October 17, 2008

STATUTORY WARRANTY DEED

Sebastian Felix Sandoval and Marcelina Patricia Sandoval, trustees of the Sandoval Family Trust, Grantor, conveys and warrants to **Jerald Nels Blackburn and Jean A Blackburn, husband and wife**, 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:

LOT 16, BLOCK 300, DARROW 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.

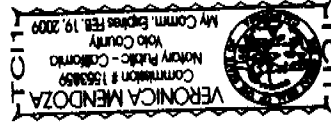
Subject to:

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.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

Flu.

Notary Public for Yolo County (The UPS Store)
My commission expires: 02/19/2009
Veronica Moraga



by **Sandoval Family Trust.**

This instrument was acknowledged before me on this 8 day of Nov., 2008.

STATE OF California)
County of Yolo)
) ss.)

Marcelina Patricia Sandoval, Trustee

Marcelina Patricia Sandoval

Sebastian Felix Sandoval, Trustee

Sebastian Felix Sandoval

Family Trust

Patricia Sandoval, trustees of the Sandoval
Sebastian Felix Sandoval and Marcelina

Dated this 11 day of Nov - 08, 2008.

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.