

2009-004101

Klamath County, Oregon



00062987200900041010010010

03/23/2009 03:13:08 PM

Fee: \$21.00

After Recording Return to:

**RICHARD BLACKARD and SANDRA L. BLACKARD**  
15554 GREEN WING LOOP  
Klamath Falls, OR

Until a change is requested all tax statements

Shall be sent to the following address:

**RICHARD BLACKARD and SANDRA L. BLACKARD**

~~SAME AS ABOVE~~ P.O. Box 1275

Sandy, OR. 97055

**WARRANTY DEED**

(INDIVIDUAL)

ATE 66568

**EDWARD D. MCMULLEN and DEBRA K. MCMULLEN**, tenants by the entirety, herein called grantor, convey(s) to **RICHARD BLACKARD and SANDRA L. BLACKARD**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 6, Block 30, KLAMATH RIVER ACRES 5TH ADDITION**, according to the official plat thereof on file in the office of the Clerk of Klamath county, Oregon

**CODE 021 MAP 4008-006BC TL01800 KEY 622909**

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 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 **\$103,000.00**.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated **March 18, 2009**.

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EDWARD D. MCMULLEN

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DEBRA K. MCMULLEN

STATE OF OREGON, County of **KLAMATH**) ss.

On March 20, 2009 personally appeared the above named **EDWARD D. MCMULLEN and DEBRA K. MCMULLEN** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

**Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66568MS

Before me:   
Notary Public for Oregon  
My commission expires: 3/10/2013

Official Seal

