

1st 1757106

2011-011149  
Klamath County, Oregon



After recording return to:  
Curtis Blakeman and Znette  
Blakeman  
44208 Valley View Drive  
Beatty, OR 97621

Until a change is requested all tax statements  
shall be sent to the following address:  
Curtis Blakeman and Znette Blakeman  
44208 Valley View Drive  
Beatty, OR 97621

File No.: 7021-1757106 (SFK)  
Date: September 15, 2011

THIS SPACE R



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10/06/2011 02:37:32 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Glenn E. Farrell and Magaret A Farrell, Trustees, or their successors in trust, under the Farrell Family Trust Dated November 10, 2000, and any amendments thereto, Grantor, conveys and warrants to Curtis Blakeman and Znette Blakeman, 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 2 in Block 11, SPRAGUE RIVER VALLEY ACRES, 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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 5 day of October, 2011.

Glenn E. Farrell and Magaret A Farrell,  
Trustees, or their successors in trust, under  
the Farrell Family Trust Dated November 10,  
2000, and any amendments thereto

Bruce A. Farrell  
Bruce Farrell, Successor Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 5 day of October, 2011  
by Bruce Farrell as of Successor Trustee, on behalf of the Farrell Family Trust.

Adrien Fleek

Notary Public for Oregon  
My commission expires: 12-3-14

