



THIS SPACE

2012-003299

Klamath County, Oregon



00115982201200032990020026

03/29/2012 03:15:48 PM

Fee: \$42.00

After recording return to:

Daniel D. Blake

135 Ridgecrest Drive

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Daniel D. Blake

135 Ridgecrest Drive

Klamath Falls, OR 97601

Escrow No. MT92866-KR

Title No. 0092866

SWD r.020212

STATUTORY WARRANTY DEED

James J. Mieloszyk and Karyn M. Mieloszyk, Trustees of The Mieloszyk Family Trust, a Revocable Living Trust, dated December 14, 2006,

Grantor(s), hereby convey and warrant to

Daniel D. Blake and Jennifer L. Blake, husband and wife, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 18, Block 2, TRACT NO. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$245,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42 amt

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21 day of March, 2012

James J. Mieloszyk and Karyn M. Mieloszyk, Trustees of
The Mieloszyk Family Trust, a Revocable Living Trust,
dated December 14, 2006

BY James J. Mieloszyk, Trustee
James J. Mieloszyk, Trustee

BY Karyn M. Mieloszyk, Trustee
Karyn M. Mieloszyk, Trustee

State of Oregon

County of KLAMATH Lane Co

This instrument was acknowledged before me on March 21, 2012 by James J. Mieloszyk and Karyn M. Mieloszyk, Trustees of The Mieloszyk Family Trust, a Revocable Living Trust, dated December 14, 2006.

[Signature]
(Notary Public for Oregon)

My commission expires 5-17-13

