

94042

2012-010422

Klamath County, Oregon



00124551201200104220030035

09/20/2012 11:54:46 AM

Fee: \$47.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: David E. ^{Earl} Blanchard and Katherine L. Blanchard, formerly known as Katherine L. Rezac, as tenants by the entirety

Grantor's Mailing Address: 975 North Alameda Avenue, Klamath Falls, Oregon 97601

Grantee: David E. Blanchard and Katherine L. Blanchard, husband and wife, as tenants by the entirety

Grantees Mailing Address: 975 North Alameda Avenue, Klamath Falls, Oregon 97601

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded January 1, 2001; Book _____, Page _____, Doc. No. _____

Until a change is requested, all Tax Statements shall be sent to the following address:

David and Katherine Blanchard
975 North Alameda Avenue
Klamath Falls, Oregon 97601

After Recording Return To:

Service Link
4000 Industrial Boulevard
Aliquippa, Pennsylvania 15001

Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

47/11/12

WARRANTY DEED

TITLE OF DOCUMENT

^{Earl}
David E. Blanchard and Katherine L. Blanchard, formerly known as Katherine L. Rezac, husband and wife, as tenants by the entirety, Grantor, conveys and warrants to David E. Blanchard and Katherine L. Blanchard, husband and wife, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: _____

Prior Recorded Document Reference: **Deed**: Recorded **January 1, 2001**; Book _____, Page _____, Doc. No. _____


- Subject To:
1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

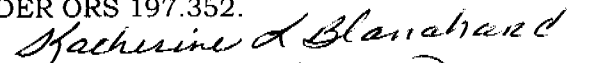
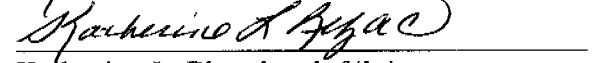
Encumbrances (If none, so state):

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 13 day of SEPTEMBER, 2012 If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.


David E. Blanchard
Earl



Katherine L. Blanchard, f/k/a
Katherine L. Rezac

STATE OF OREGON }
COUNTY OF KLAMATH } ss

This instrument was acknowledged before me this 13th day of SEPTEMBER, 2012, by **David E. Blanchard and Katherine L. Blanchard, f/k/a Katherine L. Rezac.**

NOTARY STAMP/SEAL

Before Me: 
NOTARY PUBLIC- STATE OF OR
My Commission Expires: 07.06.2013

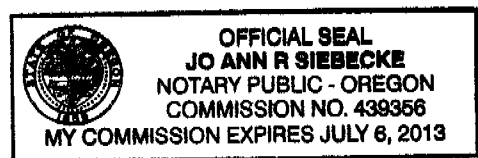


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9 in Block 17 of HOT SPRINGS 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, EXCEPTING the following described tract:

Beginning at the Northerly corner of Lot 9 in Block 17 of HOT SPRINGS ADDITION; thence Northerly along the Northeasterly line of said Lot 9, extended, a distance of 10 feet to a point; thence Westerly and parallel with the Northerly line of said Lot 9 (as platted) and 10 feet distant therefrom, to the intersection with the boundary line extended, dividing said Lots 9 and 10 in said Block 17; thence Southerly along said boundary line a distance of 20 feet to a point; thence Northeasterly to the point of beginning, making a parcel or tract 10 feet wide across its Easterly end and 20 feet wide across its Westerly end and off the Northerly end of said Lot 9.

ALSO, that portion of Lot 10 in Block 17 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Beginning at the point in the boundary line between Lots 9 and 10 in Block 17 of said HOT SPRINGS ADDITION, 10 feet from the Northeasterly corner of said Lot 10; thence Westerly at right angles to said boundary line a distance of 8 feet to a point; thence in a Southerly direction 8 feet from said boundary line and parallel thereto, to the Southern boundary of said Lot 10; thence from said point of intersection Easterly along said Southern boundary line of Lot 10 a distance of 8 feet to the corner common to Lots 9 and 10; thence in a Northerly direction along said boundary line between Lots 9 and 10 to the point of beginning, making a parcel of land 8 feet wide off the Easterly side of Lot 10, and adjoining Lot 9.