



2014-006423

Klamath County, Oregon

06/17/2014 02:09:12 PM

Fee: \$47.00

After recording return to:

Mika Blain

419 Main St.

Klamath Falls, OR 97601

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

Zachary T. Blain

1511 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT100842SH

Title No. 0100842

SWD r.020212

STATUTORY WARRANTY DEED

Michael L. Hughes and Karin S. Hughes, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Zachary T. Blain and Mika N. Blain, husband and wife,

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 8 in Block 7, HILLSIDE 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.

The true and actual consideration for this conveyance is **\$258,000.00**.

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:

47 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 17 day of June, 2014.

Michael L. Hughes
Michael L. Hughes

Karin S. Hughes
Karin S. Hughes

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 17, 2014 by Michael L. Hughes and Karin S. Hughes.



Howard
(Notary Public for Oregon)

My commission expires 11-18-15