

184 2334106 - ALF

2014-012398

Klamath County, Oregon

12/01/2014 12:32:13 PM

Fee: \$67.00



After recording return to:  
City of Klamath Falls  
PO Box 237, 500 Klamath Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
City of Klamath Falls  
PO Box 237, 500 Klamath Avenue  
Klamath Falls, OR 97601

File No.: 7021-2334106 (ALF)  
Date: October 14, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Alfred E. Voegels and Michelle K. Voegels, husband and wife and Larry L. Blomquist and Judy L. Blomquist, Trustees of the Blomquist Family Trust, UAD 3/9/04, each as to an undivided 1/2 interest, Grantor, conveys and warrants to City of Klamath Falls, 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:

**Parcel 1:** Beginning at the most Easterly corner of Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon; thence Southwesterly along the Northerly line of Main Street 26 feet; thence Northwesterly at right angles to Main Street 100 feet; thence Northeasterly parallel with Main Street 26 feet to Sixth Street; thence Southeasterly along Sixth Street and along the Easterly line of said Lot 1 a distance of 100 feet to the place of beginning. and being the Easterly 26 x 100 feet of said Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon, being situated in the NW 1/4 of NE 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian.

**Parcel 2:** the Westerly 26 feet of the Easterly 52 feet of the Southerly 100 feet of Lot 1, Block 16 in the Original Town of Klamath Falls, being that portion of Lot 1 in Block 16 of Linkville (now City of Klamath Falls), Oregon, more particularly described as follows: Beginning at a point on the North line of Main Street 26 feet Westerly from the Southeasterly corner of Lot 1, Block 16, in said town of Linkville (now City of Klamath Falls), Oregon; thence Westerly parallel with Main Street, 26 feet; thence Northerly at right angles to Main Street, 100 feet; thence Easterly and parallel with Main Street, 26 feet; thence Southerly at right angles to Main Street, 100 feet to the place of beginning.

Subject to:

Consideration \$ 68,000.00

F.  
72.00

APN: R412805

Statutory Warranty Deed  
- continued

File No.: 7021-2334106 (ALF)

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 **\$68,000.00**. (Here comply with requirements of ORS 93.030)

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 25 day of November, 2014.

  
\_\_\_\_\_  
Alfred E. Voegels

  
\_\_\_\_\_  
Michelle K. Voegels

Larry L. Blomquist and Judy L. Blomquist,  
Trustees of the Blomquist Family Trust

\_\_\_\_\_  
Larry J Blomquist, Trustee

\_\_\_\_\_  
Judy L Blomquist, Trustee

APN: R412805

Statutory Warranty Deed  
- continued

File No.: 7021-2334106 (ALF)

STATE OF Oregon )  
County of Washington )ss.

This instrument was acknowledged before me on this 25 day of November, 2014  
by Catherine Camp

Catherine A Camp



Notary Public  
for Oregon  
My commission expires: February 05, 2017

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 November, 2014.

\_\_\_\_\_  
Alfred E. Voegels

\_\_\_\_\_  
Michelle K. Voegels

Larry L. Blomquist and Judy L. Blomquist,  
Trustees of the Blomquist Family Trust

  
Larry J Blomquist, Trustee

  
Judy L Blomquist, Trustee

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 21 day of November, 2014  
by Larry J Blomquist and Judy L Blomquist trustees of  
the Blomquist Family Trust Adrien Fleek

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

