



2016-007955
Klamath County, Oregon
07/27/2016 04:06:39 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark A. Young and Traci A. Young

4158 Douglas Avenue

Klamath Falls, OR 97601

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

Mark A. Young and Traci A. Young

4158 Douglas Avenue

Klamath Falls, OR 97601

File No. 112951AM

STATUTORY WARRANTY DEED

Tami Chloe Bennett-Blair, aka Tami Chloe Blair, Trustee, and Edward G. Blair, Individually and as Trustee of The 1993 Tami Chloe Blair and Edward G. Blair Trust, under instrument dated January 13, 1994,

Grantor(s), hereby convey and warrant to

Mark A. Young and Traci A. Young 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:

Lots 20 and 21, Block 3, STEWART, 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 \$70,000.00.

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:

2016-2017 Taxes, a lien not yet due and payable

47/11/17

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 22 day of July, 2016

The 1993 Tami Chloe Blair and Edward G. Blair Trust, under instrument dated January 13, 1994

By: Tami Chloe Bennett Blair
Tami Chloe Bennett-Blair, Trustee

By: Edward G. Blair
Edward G. Blair, Trustee

Edward G. Blair
Edward G. Blair, Individually

State of California } ss
County of Alameda }

On this 22nd day of July, 2016, before me, Ukarjit Kaur Sidhu a Notary Public in and for said state, personally appeared Tami Chloe Bennett-Blair, Trustee, and Edward G. Blair, Individually and as Trustee of the 1993 Tami Chloe Blair and Edward G. Blair Trust, under instrument dated January 13, 1994, known or identified to me to be the person(s) whose name(s) is(are) subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ukarjit Kaur Sidhu
Notary Public for the State of California
Residing at: 2458 Balmaral St Union City, CA 94587
Commission Expires: Nov 11, 2019

