

**2017-004059**

Klamath County, Oregon

04/18/2017 01:41:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Cristina L Blaser

PO Box 1186

Chiloquin, OR 97624

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

Cristina L Blaser

PO Box 1186

Chiloquin, OR 97624

File No. 140608AM

STATUTORY WARRANTY DEED**Erin Fix Bristow,**

Grantor(s), hereby convey and warrant to

Cristina L Blaser,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 11 in Block 2 of WOODLAND PARK, together with an undivided 1/88th interest in the following
described land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the
Willamette Meridian, and being more particularly described as follows:**

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette
Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet;
thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the
Williamson River; thence Following said river bank North 37 degrees 53' 20" West 136.90 feet; thence
North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line
172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette
Meridian and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section
15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17'
30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West
446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East
84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01
feet, more or less, to the true point of beginning of this description.

The true and actual consideration for this conveyance is \$89,900.00.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:

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 April, 2017.

Erin Fix Bristow
Erin Fix Bristow

State of Oregon } ss
County of Lane

On this 17th day of April, 2017, before me, Laurie Kristine Jenkinson a Notary Public in and for said state, personally appeared Erin Fix Bristow, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Eugene, OR
Commission Expires: 08-17-2020

