



THIS SPACE RESERVED FOR

**2018-003630**  
Klamath County, Oregon  
03/26/2018 01:30:01 PM  
Fee: \$47.00

After recording return to:

Richard Evan Blaine II and Melissa Ann Blaine

3416 Pine Tree Drive

Klamath Falls, OR 97603

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

Richard Evan Blaine II and Melissa Ann Blaine

3416 Pine Tree Drive

Klamath Falls, OR 97603

File No. 221382AM

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### STATUTORY WARRANTY DEED

**Randal G. Hunter and Judy C. Hunter, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Richard Evan Blaine II and Melissa Ann Blaine, 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:

**Lot 9 in Block 5, of FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**ALSO a tract of land lying North of the existing fence line situated in Lot 8 Block 5 of FIRST ADDITION TO PINE GROVE PONDEROSA, a duly recorded subdivision in the NE1/4 of the NE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at Northeast corner of said Lot 8 Block 5 thence West 305.24 feet to the Northwest corner of said Lot 8 Block 5; thence South, along the West line of said Lot 8 Block 5, 10.78 feet to the Northeast corner of Lot 7 Block 5 of said FIRST ADDITION TO PINE GROVE PONDEROSA; thence N87 degrees 58' 38" East, generally along the existing fence, 305.43 feet to the point of beginning, containing 1645 square feet.**

The true and actual consideration for this conveyance is \$410,000.00.

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:

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 March, 2018

Randal G. Hunter  
Randal G. Hunter

Judy C. Hunter  
Judy C. Hunter

State of Oregon } ss  
County of Klamath }

On this 22 day of March, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Randal G. Hunter and Judy C. Hunter, 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.

Melissa R Bland  
Notary Public for the State of Oregon  
Residing at: Klamath Falls  
Commission Expires April 20, 2018

