

2018-004971

Klamath County, Oregon



00221154201800049710030038

04/24/2018 08:31:48 AM

Fee: \$52.00

Recording Requested By:
Leone Blanchard

When recorded mail to:
Realty Rising LLC
3319 Frost Lane
Bismarck, ND 58503

Taxes mailed to:
Realty Rising LLC
3319 Frost Lane
Bismarck, ND 58503

Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I, Leone Mae Blanchard (GRANTOR), do hereby convey to Realty Rising LLC, a North Dakota Limited Liability Company (GRANTEE), the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lot 11 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/88th interest in the following described parcels:

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.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

Signature Page to Follow

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

DATED: 4-10-18, 2018

Leone Mae Blanchard
B. Leone Mae Blanchard

STATE OF California)
COUNTY OF San Bernardino) ss.

On this is 10th day of April 2018, before me, the undersigned Notary Public, personally appeared Leone Mae Blanchard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jennifer Nelson
Signature of Notary

My Commission Expires:
February 25, 2021

