

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



After recording return to:
Larry W. Blair
150337 Tigard Street
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Larry W. Blair
150337 Tigard Street
La Pine, OR 97739

File No.: 7061-3051304 (JM)
Date: April 27, 2018

23480AM

2018-006578
Klamath County, Oregon
05/30/2018 01:48:01 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter Duane Pressnall, Grantor, conveys and warrants to **Larry W. Blair**, 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

Lot 3 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

That portion of NE1/4 NW1/4 of Section 14, Township 23, South, Range 9, East, Willamette Meridian, lying East of Little Deschutes River and bounded on the North and South by the Easterly projection of the North and South boundary lines of Lot 3, Block 1 of Mahn's Acres.

Subject to:

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 **\$137,000.00**. (Here comply with requirements of ORS 93.030)

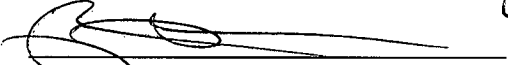
APN:

Statutory Warranty Deed
- continued

File No.: **7061-3051304 (JM)**

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 18 day of May, 2018.


Peter Duane Pressnall

STATE OF Oregon)
Deschutes) ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of May, 2018
by **Peter Duane Pressnall**.



Notary Public for Oregon

My commission expires: 12/25/21

