



THIS SPACE RESERVED FOR

2018-011594

Klamath County, Oregon

09/24/2018 10:43:00 AM

Fee: \$87.00

After recording return to:

Shawn Blodgett and Amanda Blodgett

10580 Buesing Road

Klamath Falls, OR 97603

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

Shawn Blodgett and Amanda Blodgett

10580 Buesing Road

Klamath Falls, OR 97603

File No. 244925AM

STATUTORY WARRANTY DEED

Richard J. Stauffer and Sabrina L. Stauffer, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Shawn Blodgett and Amanda Blodgett, husband and wife,

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:

The NW 1/4 of NW 1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, State of Oregon. TOGETHER WITH a perpetual easement in, to, upon, and over the presently existing roadway located in Klamath County, and described as follows:

The West 30 feet of the W 1/2 SW 1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and triangular portion of the SW 1/4 SW 1/4, beginning at a point on the South section line of Section 33, 200 feet East of the Southwest corner; thence West 170 feet; thence North 170 feet; thence Southeast in a straight line to the point of beginning. Said easement being for the purpose of ingress and egress over and upon said roadway.

The true and actual consideration for this conveyance is \$390,000.00.

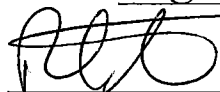
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2018-2019 Real Property Taxes, a lien not yet due and payable.

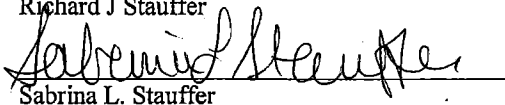
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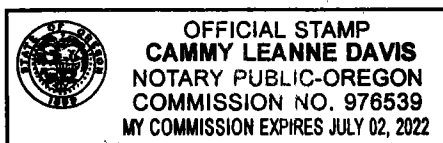
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20th day of Sept, 2018.



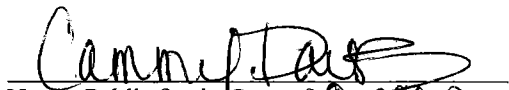
Richard J. Stauffer


Sabrina L. Stauffer



State of Oregon } ss
County of Jackson }

On this 20th day of September, 2018, before me, Cammy Leanne Davis a Notary Public in and for said state, personally appeared Richard J. Stauffer and Sabrina L. Stauffer, 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.


Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 7-2-2022