

Prepared By

Michael Blankenship
19550 Amber Meadow Drive Ste 130 - 1013
Bend, Oregon
97702

2019-003864

Klamath County, Oregon

04/10/2019 01:52:01 PM

Fee: \$97.00

After Recording Return To

Dawn DuPret
1051 E Street
Springfield, Oregon
97477

Send Tax Statements To

Dawn DuPret
1051 E Street
Springfield, Oregon
97477

Space Above This Line for Recorder's Use

OREGON GENERAL WARRANTY DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Thousand Six Hundred Dollars (\$3,600.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Michael Blankenship, a Married individual, residing at 19550 Amber Meadow Drive, Ste 130 - 1013, Bend, Oregon, 97702.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Dawn DuPret and Stanley DuPret, a married couple, residing at 1051 E Street, Springfield, Oregon, 97477 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or the following described real estate, situated in Klamath County, Oregon, to-wit:

Lot 71, Block 32, Nimrod River Park, 4th Addition, Klamath County, Oregon

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Michael Blankenship

Date April 10th 2019

Grantor's Signature

Michael Blankenship

19550 Amber Meadow Drive, Ste 130 - 1013, Bend, Oregon, 97702

NOTARY ACKNOWLEDGMENT

State of VIRGINIA)

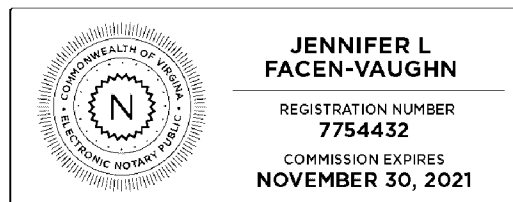
County of Fairfax)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that
Michael Blankenship whose names are signed to the foregoing instrument, and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of April, 2019

Jennifer L Facen-Vaughn 7754432 (SEAL)

Notary Public Jennifer L Facen-Vaughn



My Commission Expires: 11/30/2021