

2019-004103

Klamath County, Oregon



00239029201900041030020025

04/17/2019 02:13:45 PM

Fee: \$87.00

Returned at Counter

After recording return to:  
Kincaid Law LLC  
PO Box 614  
Klamath Falls, OR 97601

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

D. L. Blanchard and Thom Green, Trustees  
4928 Horned Lark Drive  
Klamath Falls, OR 97601

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**STATUTORY WARRANTY DEED**

David L. Blanchard and Thomas F. Green, as Tenants by the Entirety,

Grantors, hereby convey and warrant to

D. L. Blanchard and Thom Green, Trustees of the of the Blanchard-Green Family Revocable  
Trust, dated April 17, 2019, and any amendments thereto,

Grantees, the following described real property, with an address of 4928 Horned Lark Drive,  
Klamath Falls, OR 97601, in the County of Klamath and State of Oregon free of encumbrances  
except as specifically set forth herein:

**Lot 1099, Tract 1422, Ranchview Estates, according to the official plat thereof on  
file in the office of the County Clerk, Klamath County, Oregon.**


Tax Lot No. R-3808-016A0-07700-000

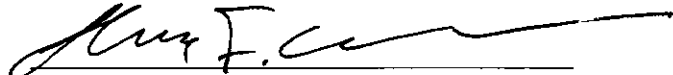
The true and actual consideration for this conveyance is other consideration.

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

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 17<sup>th</sup> day of April, 2019.

  
David L. Blanchard

  
Thomas F. Green

State of Oregon }  
County of Klamath } ss  
}

On this 17th day of April, 2019, before me, Nancy L. Mitchell, a Notary Public in and for said state, personally appeared David L. Blanchard and Thomas F. Green, 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 Oregon

