

**2019-007637**

**Klamath County, Oregon**

07/08/2019 12:52:01 PM

Fee: \$117.00

**Prepared By**

Michael Blankenship

19550 Amber Meadow Drive

Ste 130 - 1013

Bend, Oregon

97702

**After Recording Return To**

Michael Blankenship

19550 Amber Meadow Drive

Ste 130 - 1013

Bend, Oregon

97702

**Send Tax Statements To**

Michael Blankenship

19550 Amber Meadow Drive

Ste 130 - 1013

Bend, Oregon

97702

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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 One Thousand Dollars (\$1,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

A Trust under the name of Ray and Patricia Miller Family Trust, with Christine Allen and Michele Carlsen acting as Co-Trustees, with a mailing address of 9644 Carmel Way, Newport, Oregon, 97365.

MY COMMISSION EXPIRES SEPTEMBER 12, 2021

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Michael Blankenship, a married individual, residing at 19550 Amber Meadow Drive, Ste 130 - 1013, Bend, Oregon, 97702 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or the following described real estate, situated in Klamath County, Oregon, to-wit:

Nimrod River Park, 5th Addition, Block 67, Lot 5

**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.

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

STATE OF OREGON  
NOTARY PUBLIC  
LAWRENCE WAYNE BRUNELLER  
1999 APR 01

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.

**Grantor's Signature**

**Grantor's Signature**

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

COMMISSION NO. 88826 /

# NOTARY ACKNOWLEDGMENT

State of Oregon)

County of Lincoln)

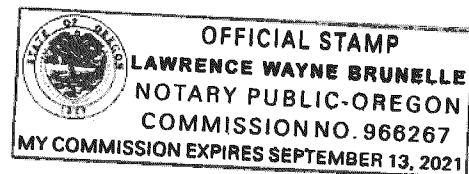
I, the undersigned, a Notary Public in said County, in said State, hereby certify that Michele Patricia Carlson, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same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

Christine Rae Allen

Given under my hand this 28 day of June, 2019.

LW Brunelle (SEAL)

Notary Public



My Commission Expires: 9/13/2021