

**Prepared By**

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

**2019-008512**

**Klamath County, Oregon**

**07/29/2019 08:39:09 AM**

**Fee: \$97.00**

**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 Two Thousand Dollars (\$2,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

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

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:

**Parcel I:**

BLOCK 16, LOT 8, OF THE 2<sup>ND</sup> ADDITION TO NIMROD RIVER PARK, as shown on map in official records of said county.

Map/Tax Lot No(s):R-3611-001C0-05600-000

**Parcel II:**

BLOCK 67, LOT 5, OF THE 5<sup>TH</sup> ADDITION TO NIMROD RIVER PARK, as shown on map in official records of said county.

Map/Tax Lot No(s): R-3611-001C0-04100-000

**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.

Christine Allen

Date June 28th 2019

**Grantor's Signature**

Christine Allen

Michele Carlsen

Date June 28th 2019

**Grantor's Signature**

Michele Carlsen



# NOTARY ACKNOWLEDGMENT

State of Oregon)

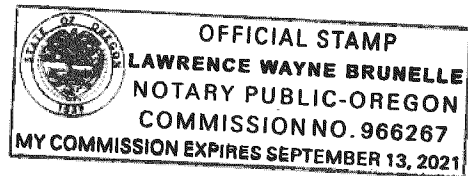
County of Lincoln)

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.

Lawrence Wayne Brunelle (SEAL)

Notary Public



My Commission Expires: 9/13/2021