

2019-011156

Klamath County, Oregon

09/24/2019 03:46:01 PM

Fee: \$87.00

Michael Blankenship (aka Michael Blakenship)
19550 Amber Meadow Drive #130-1013
Bend, OR 97702;
Grantor.

Kimball L. Wallis and Joanne K. Wallis,
PO Box 249
St. Paul, OR 97137;
Grantees.

After recording, return to:
Kimball Wallis
PO Box 249
St. Paul, OR 97137

Send tax statements and notices to:
Kimball Wallis
PO Box 249
St. Paul, OR 97137

STATUTORY WARRANTY DEED

Michael Blankenship (aka Michael Blakenship), Grantor, conveys and warrants to Kimball L. Wallis and Joanne K. Wallis, Grantees, the following described real properties free of liens and encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

LEGAL DESCRIPTION:

1. Nimrod River Park Fifth Addition, Block 67 Lot 5, according to the official plat thereof on file with the Clerk of Klamath County;
2. Nimrod River Park Second Addition, Block 16 Lot 8, according to the official plat thereof on file with the Clerk of Klamath County; and
3. Nimrod River Park Fourth Addition, Block 40 Lot 1, according to the official plat thereof on file with the Clerk of Klamath County.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2019-2020 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is \$3,500.00. (Here, comply with the requirements of ORS 93.030.)

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE

PROPERTY SHOULD CHECK 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, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES, 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 24th day of September, 2019.

Michael Blankenship
Michael Blankenship

STATE OF Virginia)
County of Petersburg City) ss.

This instrument was acknowledged before me on September 24, 2019 by Michael Blankenship.

Lora A. Jarrett
Notary Public for Petersburg City, Virginia
My commission expires: 09/30/2021

