



2020-009237

Klamath County, Oregon

07/28/2020 03:37:03 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Blair and Lauren Blair

16120 Hill Rd.

Klamath Falls, OR 97603

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

Michael Blair and Lauren Blair

16120 Hill Rd.

Klamath Falls, OR 97603

File No. 381189AM

STATUTORY WARRANTY DEED

Integral Youth Services, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Michael Blair and Lauren Blair, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

That portion of Government Lot 8 in Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Burlington Northern Railroad right of way and Southwesterly of Hill Road.

ALSO that portion of the NE1/4 NW1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

The South 89.00 feet of said NE1/4 NW1/4 of said Section 21, lying East of the Easterly line of the Burlington Northern Railroad right of way and West of the Westerly line of Hill Road.

The true and actual consideration for this conveyance is \$310,000.00.

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

"2020-2021 Real Property Taxes, a lien not yet due and payable"

87

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 27 day of July, 2020.

Integral Youth Services, Inc., an Oregon Corporation

By:

Larry Zeilstra, Executive Director

State of Oregon}ss.
County of Klamath}

On this 27 day of July, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Larry Zeilstra known to me to be the Executive Director of the Integral Youth Services, Inc. an Oregon Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-1-23

