



2020-010030
Klamath County, Oregon
08/13/2020 01:33:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Leah Wahl

605 Delta Street

Klamath Falls, OR 97601

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

Leah Wahl

605 Delta Street

Klamath Falls, OR 97601

File No. 387552AM

STATUTORY WARRANTY DEED

Antara Hunter, Affiant of the Estate of Jon Edson Blasius, deceased, Small Estate Case #20PB02401, and Antara Hunter, Ethan Blasius and Karl R. Blasius,

Grantor(s), hereby convey and warrant to

Leah Wahl,

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:

The E1/2 of Lot 4 and the E1/2 of Lot 5, Block 4, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$95,000.00.

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"

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 11 day of August, 2020.

Estate of Jon Edson Blasius

By: Antara Hunter
Antara Hunter, Affiant

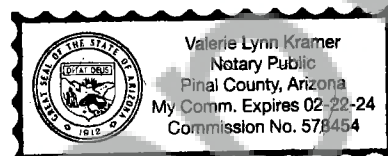
Antara Hunter
Antara Hunter

State of Arizona } ss
County of Cocconino }

On this 11 day of August, 2020, before me, Valerie Lynn Kramer, a Notary Public in and for said state, personally appeared Antara Hunter, Individually and as Affiant of the Estate of Jon Edson Blasius, 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.

Valerie Lynn Kramer
Notary Public for the State of Arizona
Residing at: Flagstaff, AZ
Commission Expires 02-22-2024



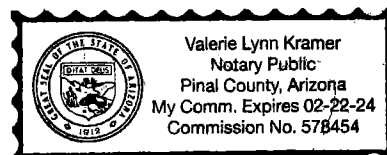
Ethan Blasius
Ethan Blasius

State of Arizona } ss
County of Cocconino }

On this 11 day of August, 2020, before me, Valerie Lynn Kramer, a Notary Public in and for said state, personally appeared Ethan Blasius, 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.

Valerie Lynn Kramer
Notary Public for the State of Arizona
Residing at: Flagstaff, AZ
Commission Expires 2-22-2024



Karl R. Blasius
Karl R. Blasius

State of California } ss
County of SANTA BARBARA)

On this 11 day of August, 2020, before me, BRAD L. CLEMENTS, a Notary Public in and for said state, personally appeared Karl R. Blasius, 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.

Brad L. Clements
Notary Public for the State of CALIFORNIA
Residing at: SANTA BARBARA, CA
Commission Expires: 07/09/2023

