



THIS SPACE RESERVED FOR

**2020-011973**

**Klamath County, Oregon**

**09/21/2020 11:19:01 AM**

**Fee: \$87.00**

After recording return to:

Amanda Blyleven and Justin Blyleven

2014 Hope Street

Klamath Falls, OR 97603

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

Amanda Blyleven and Justin Blyleven

2014 Hope Street

Klamath Falls, OR 97603

File No. 390644AM

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### STATUTORY WARRANTY DEED

**Christy Wolford**

Grantor(s), hereby convey and warrant to

**Amanda Blyleven and Justin Blyleven, 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:

**A tract of land situated in the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point that lies East 330 feet and 1160 feet North of the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 2 (said point also being the Northwest corner of that property described in instrument recorded August 27, 1953 in Deed Volume 262 on page 514) from said point run North 80 feet; thence East 165 feet; thence South 80 feet; thence West 165 feet to the place of beginning.**

**Saving and excepting any portion lying within Hope Street.**

The true and actual consideration for this conveyance is \$202,500.00.

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 17 day of Sept. 2020

Christy Welford  
Christy Welford

State of Oregon } ss  
County of Klamath }

On this 17 day of September, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Christy Welford, 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.

Heather Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec. 17 2021

