



2021-001247

Klamath County, Oregon

01/27/2021 10:45:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Justin Imperato

8722 Sparta Lane

Wilton, CA 95693

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

Justin Imperato

8722 Sparta Lane

Wilton, CA 95693

File No. 429935AM

STATUTORY WARRANTY DEED

Rodney B. Blackman and Virginia Blackman, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Justin Imperato,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$234,000.00.

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:

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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 26 day of January, 2021.

Rodney B. Blackman
Rodney Blackman

Virginia Blackman
Virginia Blackman

State of Oregon } ss
County of Klamath }

On this 26 day of January, 2021, before me, Lynda West a Notary Public in and for said state, personally appeared Rodney B. Blackman and Virginia Blackman, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

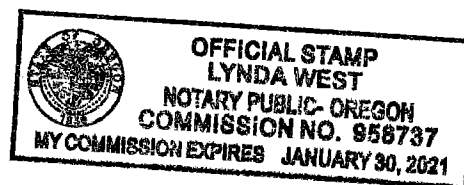


EXHIBIT 'A'

File No. 429935AM

PARCEL 1:

A parcel of land situated in the East Half of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South Center line 30.00 feet to the true point of beginning; thence continuing North along the North South Center Section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A Canal; thence Southeasterly along the Southerly right of way line of said canal to its intersection with the centerline of a drain ditch, some 620 feet East of the West line of the East half of said Section 13; thence in a generally Southerly direction along said canal centerline to its intersection with the centerline of a second drain ditch; thence in generally Southeasterly direction along the centerline of the second drain ditch, to a point that is some 565 feet East of the West line of the East half of said Section 13; thence due South to a point 30 feet North of the South line of said Section 13; thence West 503 feet more or less to the point of beginning.

Excepting therefrom that portion lying South of the Northerly boundary of that property conveyed to Klamath County by deed recorded July 14, 1978 in Volume M78, page 15156.

PARCEL 2:

A parcel of land situated in the East half of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the South center section line 30.0 feet to the true point of beginning; thence continuing North along the North South Center Section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to a point that is 1130.0 feet East of the West line of the East half of Section 13; thence South parallel to the North South Center Section line 2830.0 feet to the intersection of the North Right of Way line of the County Road (Airway Drive); thence West along the North right of way line 1130.0 feet to the point of beginning.

Excepting therefrom that portion lying South of the Northerly boundary of that property conveyed to Klamath County in Deed recorded July 14, 1978 in Volume M78, page 15156.

Also excepting therefrom a parcel of land situated in the East half of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South Center section line 30.00 feet to the true point of beginning; thence continuing North along the North South Center section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to its intersection with the centerline of a drain ditch, some 620 feet East of the West line of the East half of said Section 13; thence in a generally Southerly direction along said canal centerline to its intersection with the centerline of a second drain ditch; thence in a generally Southeasterly direction along the centerline of the second drain ditch, to a point that is 565 feet East of the West line of the East half of said Section 13; thence due South to a point 30 feet North of the South line of said Section 13; thence West 503 feet, more or less, to the point of beginning.

Excepting therefrom that portion lying South of the Northerly boundary of that property conveyed to Klamath County by deed recorded July 14, 1978 in Volume M78, page 15156.

Further excepting from the above parcels the following described real property; commencing at the North quarter corner of Section 13, of said Township and Range, South along the North South Center section line to its intersection with the Southwesterly right of way line of the U.S.B.R. A Canal and the true point of beginning; thence Southwesterly along said right of way line to its intersection with the Northeasterly right of way line of the U.S.B.R. A-4-G Lateral; thence Southwesterly along said right of way line to its intersection with the North South Center section line of said section; thence North along said center section line to the true point of beginning.