

2021-018244

Klamath County, Oregon



00292122202100182440020022

12/08/2021 03:44:12 PM

Fee: \$87.00

After recording return to:  
David E. Blanchard and Katherine L. Blanchard  
975 Alameda Ave., Oregon 97601

**Grantors****WARRANTY DEED**

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

David E. Blanchard and Katherine L. Blanchard, Trustees  
Same address as above

KNOW ALL MEN BY THESE PRESENTS, That David Earl Blanchard and Katherine L. Blanchard, FKA, Katherine L. Rezac, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by David E. Blanchard and Katherine L. Blanchard, Trustees, of the D&K Blanchard Revocable Living Trust hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
303380 3809-029DA-03200

**Subject to:** Covenants, conditions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument December 12, 2019.

David E. Blanchard

Katherine L. Blanchard, FKA, Katherine L. Rezac

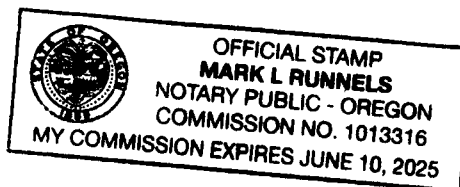
STATE OF OREGON, County of Klamath)ss.

On December 12, 2019, personally appeared the above named David E. Blanchard and Katherine L. Blanchard, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires, July 18, 2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 9 in Block 17 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, EXCEPTING the following described tract:

Beginning at the Northerly corner of Lot 9 in Block 17 of HOT SPRINGS ADDITION; thence Northerly along the Northeasterly line of said Lot 9, extended, a distance of 10 feet to a point; thence Westerly and parallel with the Northerly line of said Lot 9 (as platted) and 10 feet distant therefrom, to the intersection with the boundary line extended, dividing said Lots 9 and 10 in said Block 17; thence Southerly along said boundary line a distance of 20 feet to a point; thence Northeasterly to the point of beginning, making a parcel or tract 10 feet wide across its Easterly end and 20 feet wide across its Westerly end and off the Northerly end of said Lot 9.

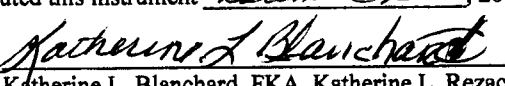
ALSO, that portion of Lot 10 in Block 17 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Beginning at the point in the boundary line between Lots 9 and 10 in Block 17 of said HOT SPRINGS ADDITION, 10 feet from the Northeasterly corner of said Lot 10; thence Westerly at right angles to said boundary line a distance of 8 feet to a point; thence in a Southerly direction 8 feet from said boundary line and parallel thereto, to the Southern boundary of said Lot 10; thence from said point of intersection Easterly along said Southern boundary line of Lot 10 a distance of 8 feet to the corner common to Lots 9 and 10; thence in a Northerly direction along said boundary line between Lots 9 and 10 to the point of beginning, making a parcel of land 8 feet wide off the Easterly side of Lot 10, and adjoining Lot 9.

In Witness Whereof, the undersigned grantors, have executed this instrument December 18, 2019.

  
David Earl Blanchard

STATE OF OREGON, County of Klamath)ss.

  
Katherine L. Blanchard, FKA, Katherine L. Rezac

On December 18, 2019, personally appeared the above named David Earl Blanchard and Katherine L. Blanchard and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 

Notary Public for Oregon

My Commission Expires, July 18, 2021  
MLR

