

2022-005121

Klamath County, Oregon

04/22/2022 11:39:01 AM

Fee: \$92.00



After recording return to:
James Edward Blubaugh and Kelli Kay
Blubaugh
635 N 8th Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
James Edward Blubaugh and Kelli Kay
Blubaugh
635 N 8th Street
Klamath Falls, OR 97601

File No.: 7161-3922141 (SA)

Date: March 28, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tom G. Tenold, Grantor, conveys and warrants to **James Edward Blubaugh and Kelli Kay Blubaugh as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

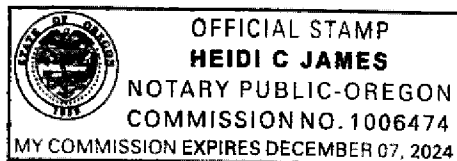
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20th day of April, 2022.

Tom G. Tenold
Tom G. Tenold

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 20th day of April, 2022
by **Tom G. Tenold**.



Heidi C. James
Notary Public for Oregon
My commission expires: 12/07/2024

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 5 IN BLOCK 63 OF NICHOLS ADDITION TO KLAMATH FALLS, OREGON; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF 8TH STREET, 40 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO 8TH STREET, 90 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH 8TH STREET, 40 FEET TO THE SOUTHERLY LINE OF GRANT STREET (FORMERLY FRANKLIN STREET); THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF GRANT STREET, 90 FEET TO THE PLACE OF BEGINNING, BEING A PORTION OF LOTS 5 AND 6 OF SAID BLOCK AND ADDITION, SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE POINT ON THE SOUTHERLY LINE OF GRANT STREET NORTHEASTERLY ALONG SAID SOUTHERLY LINE WHICH IS 90 FEET FROM THE MOST WESTERLY CORNER OF LOT 5, BLOCK 63, NICHOLS ADDITION TO KLAMATH FALLS, OREGON; THENCE SOUTHEASTERLY PARALLEL WITH 8TH STREET, 40 FEET; THENCE SOUTHWESTERLY PARALLEL WITH GRANT STREET 7 FEET; THENCE NORTHWESTERLY PARALLEL WITH 8TH STREET, 40 FEET TO THE SOUTHERLY LINE OF GRANT STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 7 FEET TO THE PLACE OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.