



THIS SPACE RESERVED FOR

2022-006674

Klamath County, Oregon

05/27/2022 10:09:01 AM

Fee: \$87.00

After recording return to:

Bly Law, LLC, an Oregon limited liability company

122 S 5th St.

Klamath Falls, OR 97601

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

Bly Law, LLC, an Oregon limited liability company

122 S 5th St.

Klamath Falls, OR 97601

File No. 530137AM

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### STATUTORY WARRANTY DEED

**Bradford J. Aspell and Susan E. Aspell,  
Trustees of the Bradford J. and Susan E. Aspell Family Trust, uid May 13, 2021,**

Grantor(s), hereby convey and warrant to

**Bly Law, LLC, an Oregon limited liability company,**

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:

**All that part of Lot 1 in Block 36 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northerly corner of Lot 1 of said Block and Addition; thence 8 feet Southeasterly along the Easterly line of said Lot 1 to the true point of beginning; thence Southeasterly along said Easterly line of said Lot 1, 50 feet; thence Southwesterly at right angles with Fifth Street a distance of 66 1/2 feet; thence Northwesterly at right angles and parallel with Fifth Street a distance of 50 feet; thence Northeasterly at right angles a distance of 66 1/2 feet to the point of beginning, being a tract of land facing 50 feet on Fifth Street and extending Southwesterly 66 1/2 feet, all in Lot 1, Block 36, Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$300,000.00.

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:

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 25 day of May 2022

The Bradford J. and Susan E. Aspell Family Trust

By: Bradford J. Aspell  
Bradford J. Aspell, Trustee

By: Susan Aspell  
Susan E. Aspell, Trustee

State of Oregon} ss.  
County of Klamath}

On this 25 day of May, 2022, before me, Emily Coe, a Notary Public in and for said state, personally appeared Bradford J. Aspell and Susan E. Aspell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bradford J. Aspell and Susan E. Aspell Trustees of the Bradford J. and E. Aspell Family Trust, uid May 13, 2021, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily Coe  
Notary Public for the State of Oregon»

Residing at: Klamath Falls OR

Commission Expires: 9/27/2025

