



2022-007301
Klamath County, Oregon
06/10/2022 02:08:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mangan Properties, LLC, an Oregon Limited Liability
Company
2710 Washburn Way
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Mangan Properties, LLC, an Oregon Limited Liability
Company
2710 Washburn Way
Klamath Falls, OR 97603
File No. 411132AM

STATUTORY WARRANTY DEED

Judy L. Blomquist, Trustee of the Survivors Trust under the Blomquist Family Trust UAD March 9, 2004,
Grantor(s), hereby convey and warrant to

Mangan Properties, 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:

**Parcel 1, Land Partition 13-21 being a replat of a portion of Lot 3, Block 6, Tract 1080 Washburn Park,
situated in the SE1/4 SE1/4 in Section 4, Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon recorded August 16, 2021 in Instrument 2021-012448, Microfilm Records of
Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$700,000.00.

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 7 day of June, 2022.

Survivors Trust under the Blomquist Family Trust

By: Judy L. Blomquist
Judy L. Blomquist, Trustee

State of Hawaii ss.
County of Kauai

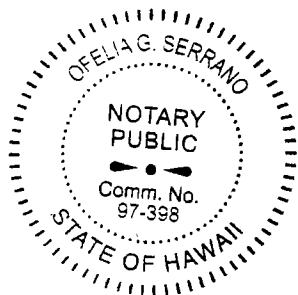
OFELIA G. SERRANO

On this 7th day of June, 2022, before me, _____, a Notary Public in and for said state, personally appeared Judy L. Blomquist, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Survivor's Trust under the Blomquist Family Trust, 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.

Ofelia G. Serrano
Notary Public for the State of Hawaii
Residing at: 1111 S. H
Commission Expires: AUG 07 2025

OFELIA G. SERRANO



Doc. Description Statutory
Warranty Deed
Doc. Date 6/7/2022 #of Pages 2
Ofelia G. Serrano 5th Circuit
Ofelia G. Serrano/Notary Public
My Commission Expires: AUG 07 2025

