



2022-008249

Klamath County, Oregon

07/06/2022 01:00:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Mike Eldon Heaton

1138 Lincoln Street

Klamath Falls, OR 97601

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

Mike Eldon Heaton

1138 Lincoln Street

Klamath Falls, OR 97601

File No. 546099AM

### STATUTORY WARRANTY DEED

**Tina Bliss and Kirk Bliss, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Mike Eldon Heaton,**

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:

**A portion of Lots 6 and 7, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the most Northerly corner of Lot 6, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, said corner being at the intersection of Lincoln and 12th Streets, and running thence Southeasterly along the Westerly line of 12th Street, 100 feet; thence Southwesterly and parallel with Lincoln Street, 50 feet; thence Northwesterly and parallel with 12th Street, 100 feet; thence Northeasterly along the Southerly line of Lincoln Street, 50 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$245,000.00.

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:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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 29 day of June, 2022

Kirk Bliss  
Kirk Bliss

Tina Bliss  
Tina Bliss

State of Oregon } ss.  
County of Columbia

On this 29 day of June, 2022, before me, Melody Lynn Knight a  
Notary Public in and for said state, personally appeared Tina Bliss and Kirk Bliss, 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.

Melody Lynn Knight  
Notary Public for the State of Oregon  
Residing at: 34856 Port Ct St. Helens Or  
Commission Expires: 1-27-2025 91051

