



After recording return to:
Terry L. Blackburn
4705 Meadow Glen Loop
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Terry L. Blackburn
4705 Meadow Glen Loop
Klamath Falls, OR 97603

File No.: 7161-3979147 (SA)

Date: July 28, 2022

THIS SPACE RESERVED FOR RECO

2022-009968

Klamath County, Oregon

08/16/2022 11:22:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Gordon E. Somerville and Linda L. Martin, as tenants by the entirety, Grantor, conveys and warrants to **Terry L. Blackburn**, 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.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$191,000.00**. (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 13 day of August, 2022.

Gordon E. Somerville
Gordon E. Somerville

Linda L. Martin
Linda L. Martin

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of August, 2022
by **Gordon E. Somerville and Linda L. Martin.**



Marla A
Notary Public for Oregon
My commission expires: 3/10/2023

APN: 880975

Statutory Warranty Deed
- continued

File No.: 7161-3979147 (SA)

EXHIBIT A

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

Parcel 1:

Lot 15 of EVERGREEN MEADOWS - TRACT 1302, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lot 37 of FIRST ADDITION TO EVERGREEN MEADOWS - TRACT 1329, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.