



After recording return to:  
Robert D. Blanchette and Jodi L.  
Blanchette  
925 Lakeridge Court  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Robert D. Blanchette and Jodi L.  
Blanchette  
925 Lakeridge Court  
Klamath Falls, OR 97601

File No.: 7161-3999085 (SA)  
Date: September 20, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Ryan Beesley and Amanda Beesley as tenants by the entirety**, Grantor, conveys and warrants to **Robert D. Blanchette and Jodi L. Blanchette as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**PARCEL 1 OF LAND PARTITION 17-06, BEING A REPLAT OF LOT 8 AND A PORTION OF LOT 7 OF TRACT 1291-LAKE RIDGE PARK AND LOTS 8, 9 AND 10 OF TRACT 1432-1UAIL POINT ESTATES SITUATED IN THE NE1/4 NW1/4 OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON RECORDED IN VOLUME 2006-20113, MICROFILM RECORDS OF KALAMTH COUNTY, OREGON.**

**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 **\$445,000.00**. (Here comply with requirements of ORS 93.030)

