

2022-012587

Klamath County, Oregon

10/21/2022 02:39:02 PM

Fee: \$87.00



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)

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 15 day of October, 2022.

RB

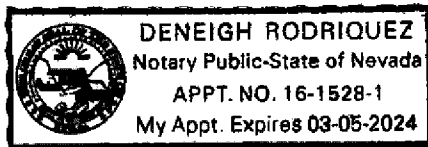
Ryan Beesley

AB

Amanda Beesley

STATE OF Nevada)
County of Clark) ss.

This instrument was acknowledged before me on this 15 day of October, 2022
by **Ryan Beesley and Amanda Beesley**.



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Notary Public for Nevada
My commission expires: 3-5-2024

Deneigh Rodriguez
16-1528-1
Exp. 3-5-2024