



2023-000075

Klamath County, Oregon

01/05/2023 12:08:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Taylor A. Blackmore and Shaylynn Alman

2154 Ogden Street

Klamath Falls, OR 97603

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

Taylor A. Blackmore and Shaylynn Alman

2154 Ogden Street

Klamath Falls, OR 97603

File No. 570983AM

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### STATUTORY WARRANTY DEED

**Donald R. Jirsa, Sr. and Rhonda J. Jirsa, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Taylor A. Blackmore and Shaylynn Alman, as Tenants by the Entirety,**

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 the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point 624 feet North and 360 feet East of the Southwest corner of the NW1/4 of Section, said point being the Southwest corner of that parcel of land conveyed to Louie Christianson and Inga Christianson as recorded in Deed Volume 176, page 589; thence East 330 feet more or less to the West right of way line of Ogden Street; thence North along said right of way 66 feet; thence West 330 feet; thence South 66 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$158,000.00.

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 4 day of January, 2023.

Donald R. Jirsa Sr.  
Donald R. Jirsa Sr.

Rhonda J. Jirsa  
Rhonda J. Jirsa

State of Oregon } ss  
County of Klamath }

On this 4 day of January, 2023, before me, Lisa Legget-Weatherby a  
Notary Public in and for said state, personally appeared Donald R. Jirsa, Sr. and Rhonda J. Jirsa, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10/1/2023

