



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth Bloss

616 Front St.

Klamath Falls, OR 97601

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

Kenneth Bloss

616 Front St.

Klamath Falls, OR 97601

File No. 626526AM

STATUTORY WARRANTY DEED

Debra C. Hartley and Joseph D. Hartley, as Tenants by the Entirety as to a portion and Debra C. Hartley as to the remainder,

Grantor(s), hereby convey and warrant to

Kenneth Bloss,

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 tract of land situate in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which an iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North 89° 06 1/2' East, 133.0 feet distant; thence South 89° 06 1/2' West along said Front Street right of way, 72.0 feet; thence South 85.0 feet; thence North 89° 06 1/2' East, parallel with said Front Street, 49.04 feet; thence North 15° 03 1/2' East 88.39 feet, more or less, to the point of beginning.

AND

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 38 South, Range 09 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the most Easterly corner of Parcel 3 of Major Partition 1-P-90, a duly recorded partition, said corner being marked by a 5/8" rebar with a yellow plastic cap marked "LS 993"; thence North 15°02'36" East, 88.38 feet to the South right-of-way line of Front Street; thence along said south right-of-way line, North 89°04'28" East, 59.30 feet; thence leaving said South right-of-way line, South 00°01'25" West, 84.78 feet; thence south 88°57'53" West, 82.18 feet to the point of beginning.

The true and actual consideration for this conveyance is \$315,000.00.

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 1 day of April, 2024

Debra Hartley
Debra C. Hartley

State of Oregon } ss
County of Klamath }

On this 1 day of April, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Debra C. Hartley, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26
Joseph D. Hartley
Joseph D. Hartley



State of Oregon } ss
County of Klamath }

On this 2 day of April, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Joseph D. Hartley, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

