



2024-007265
Klamath County, Oregon
08/20/2024 10:36:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Michael Dwayne Hoover and Heather Ross
149210 HWY 97
La Pine, OR 97739

Until a change is requested all tax statements shall be
sent to the following address:
Michael Dwayne Hoover and Heather Ross
149210 HWY 97
La Pine, OR 97739
File No. 640683AM

STATUTORY WARRANTY DEED

Kenneth Blackwell and Shawnee Blackwell,
Grantor(s), hereby convey and warrant to

Michael Dwayne Hoover and Heather Ross, Not as Tenants in Common, but with right of
survivorship,

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:

Lot 2 in Block 20 of TRACT 1061, SECOND ADDITION TO THE RIVER PINE ESTATES,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-013C0-04400

The true and actual consideration for this conveyance is \$73,000.00.
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:

Real property taxes due, if any, but not yet payable



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 13th day of August, 2024

Kenneth Blackwell
Kenneth Blackwell

Shawnee Blackwell
Shawnee Blackwell

State of Arkansas } ss
County of Miller }

On this 13th day of August, 2024, before me, Pamela K. Patterson a Notary Public in and for said state, personally appeared Kenneth Blackwell and Shawnee Blackwell, 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.

Pamela K. Patterson, Notary Public
Notary Public for the State of Arkansas
Residing at: 261 Corps Road, STE 1, Texarkana, TX 75501
Commission Expires:
January 15, 2034

