



TITLE NO. 0345224
ESCROW NO. VP24-0991 AJB
TAX ACCT. NO. 335523
MAP/TAX LOT NO. 3610-02200-00700

GRANTOR

MARK V. BLACKMORE

GRANTEE

WREN SOMERVILLE and ABLE BLACKMORE
46802 Sunset Avenue
Westfir, OR 97492

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

After recording return to:
CASCADE TITLE CO.
675 OAK STREET, STE 100
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

MARK V. BLACKMORE, Grantor,
conveys and warrants to

WREN SOMERVILLE, as to an undivided 50% interest, and ABLE BLACKMORE, as to an undivided 50% interest, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 5, Block 2, Tract No 1114, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$1.00.

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

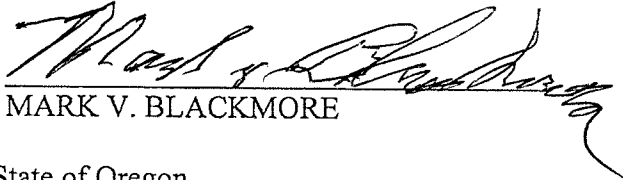
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024/2025.

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 1 day of October, 2024.


MARK V. BLACKMORE

State of Oregon
County of LANE

This instrument was acknowledged before me on October 1, 2024 by MARK V. BLACKMORE.



(Notary Public for Oregon)

My commission expires 9/12/25

