

After Recording Return To:  
First American Title

2025-001200  
Klamath County, Oregon  
02/21/2025 08:27:01 AM  
Fee: \$87.00



After recording return to:  
Timothy Lee Kochenour Trust  
Timothy M. Struse, Trustee  
6750 North Oracle Road  
Tucson , AZ 85704

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

Timothy Lee Kochenour Trust  
Timothy M. Struse, Trustee  
6750 North Oracle Road  
Tucson , AZ 85704

File No.: 7067-4239932 (bk)  
Date: February 07, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Brock J. Blacklaw and Bethany N. Blacklaw, as tenants by the entirety**, Grantor,  
conveys and warrants to **Timothy M. Struse as Trustee of the Timothy Lee Kochenour  
Trust Dated April 29, 2009**, 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:

**Lot 1, Block 1, TRACT 1060 - SUN FOREST ESTATES, according to the official plat  
thereof on file in the office of the County Clerk, Klamath 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.

The true consideration for this conveyance is **\$143,000.00**. (Here comply with requirements  
of ORS 93.030)

APN: 142027

Statutory Warranty Deed  
- continued

File No.: 7067-4239932 (bk)

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.

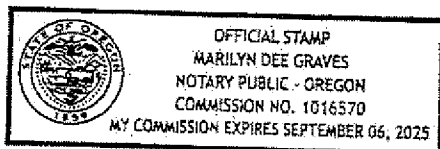
Dated this 16<sup>th</sup> day of February

Brock J. Blacklaw  
Brock J. Blacklaw

Bethany N. Blacklaw  
Bethany N. Blacklaw

STATE OF Oregon )  
County of LINCOLN )ss.

This instrument was acknowledged before me on this 16 day of FEBRUARY, 2025  
by **Brock J. Blacklaw and Bethany N. Blacklaw.**



Marilyn Dee Graves  
Notary Public for Oregon  
My commission expires: 09/06/2025