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03/13/2025 02:57:16 PM

Fee: \$97.00

GRANTORS NAMES AND ADDRESS

JOHN E. KOBLOS aka JOHN KOBLOS
 FELICE P. KOBLOS aka FELICE KOBLOS
 9145 Arant Road
 Klamath Falls, Oregon 97603

GRANTEES NAMES AND ADDRESS

JACK KOBLOS and FELICE KOBLOS, Trustees
 of the JACK and FELICE KOBLOS TRUST
 9145 Arant Road
 Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
 435 Oak Avenue
 Klamath Falls, Oregon 97601

UNTIL CHANGE IS REQUESTED**SEND TAX STATEMENTS TO**

GRANTEES
 9145 Arant Road
 Klamath Falls, Oregon 97603

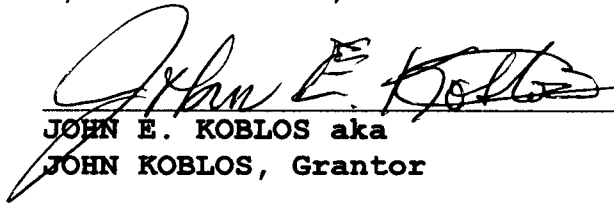
WARRANTY DEED - STATUTORY FORM

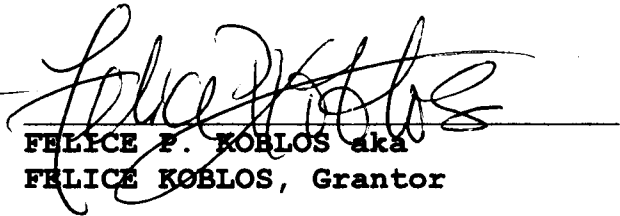
JOHN E. KOBLOS aka JOHN KOBLOS and FELICE P. KOBLOS aka FELICE KOBLOS, Grantors, convey and warrant to JACK KOBLOS and FELICE KOBLOS, Trustees of the JACK AND FELICE KOBLOS TRUST uad 3-11-25 Grantees, that certain real property located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."


JOHN E. KOBLOS aka
JOHN KOBLOS, Grantor


FELICE P. KOBLOS aka
FELICE KOBLOS, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 1th day of March, 2025, by **JOHN E. KOBLOS aka JOHN KOBLOS and FELICE P. KOBLOS aka FELICE KOBLOS**, Grantors.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27

EXHIBIT A

Parcel 1:

Residential Real Property civilly described as 9145 Arant Road, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 2 in Block 1 of SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.

Account #588803

Map and Taxlot #3910-005C0-01000

Parcel 2:

Real Property civilly described as 1501 Hope Street, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 53 of Lewis Tract, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #448787

Map and Taxlot #3809-035CD-04200

Parcel 3:

Real Property civilly described as 2036 Vine Avenue, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 599, Block 103, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Account #479477

Map and Taxlot #3809-033AC-13700

Parcel 4:

Real Property civilly described as 525 E Main Street, Klamath Falls, Oregon and legally described as follows, to-wit:

The N ½ of Lots 330 and 331, Block 111, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Account #480205

Map and Taxlot #3809-033AC-02200

Parcel 5:

Real Property civilly described as 2161 Eberlein Avenue, Klamath Falls, Oregon and legally described as follows, to-wit:

The South 65 feet of Lot 16 in Block 211 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #613759

Map and Taxlot #3809-033DB-17200

Parcel 6:

Real Property civilly described as 1220 Martin Street, Klamath Falls, Oregon and legally described as follows, to-wit:

The North 55 feet of Lot 16 in Block 211, MILLS SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #613768

Map and Taxlot #3809-033DB-17100

Parcel 7:

Real Property civilly described as 1626 Mitchell Street, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 20, Block 311 DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Account #634772

Map and Taxlot #3809-033DD-14300

Parcel 8:

Real Property civilly described as 1610 and 1616 Dayton Street, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 5 in Block 3 of BRYANT TRACTS NO.2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #445600

Map and Taxlot #3809-034DD-02600

Parcel 9:

Real Property civilly described as 4794 Onyx Drive, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 60 of FIRST ADDITION TO SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #550335

Map and Taxlot #3909-011BA-05700