



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004201

Klamath County, Oregon

06/03/2025 12:03:02 PM

Fee: \$87.00

After recording return to:

Cheree Blanchard and Kegan Spencer

7817 Hwy 66

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be

sent to the following address:

Cheree Blanchard and Kegan Spencer

7817 Hwy 66

Klamath Falls, OR 97601

File No. 1000991

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## STATUTORY WARRANTY DEED

**Jeffrey Cortez**, Grantor(s), hereby convey and warrant to

**Cheree Blanchard and Kegan Spencer 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:

**The following described real property in Klamath County, Oregon:**

**A tract of land situated in the NE1/4 of NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:**

**Beginning at the intersection of a line running North and South and distant from the West line of said NE1/4 of NW1/4 of said Section 23 a distance of 750 feet Easterly and the North line of the Klamath Falls-Keno Road or Highway; thence North and parallel with the said West line of said NE1/4 of NW1/4 of said Section 23, a distance of 330 feet; thence Southwesterly and parallel with said highway 214 feet; thence Southeasterly to a point on the North line of said highway Southwesterly 73 feet from the point of beginning; thence Northeasterly along said highway 73 feet to the point of beginning.**

**The true and actual consideration for this conveyance is \$365,000.00.**

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: 06/01/2025



Jeffrey Cortez

State of Virginia } ss  
County of Williamsburg

On this 1st day of June, 2025, before me, Sharon Dixon, a Notary Public in and for said state, personally appeared Jeffrey Cortez, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.



Notary Public for the State of Virginia  
Residing at: Williamsburg  
Commission Expires: 04/30/2028



Notarized remotely online using communication technology via Proof.