

2025-005254

Klamath County, Oregon

06/26/2025 11:58:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Ian T. Richardson
Gleaves Swearingen LLP
975 Oak Street, Suite 800
Eugene, Oregon 97401

OREGON STATUTORY WARRANTY DEED

Chad Blilie and Tina M. Blilie, as tenants by the entirety, Grantor, conveys and warrants to Tina M. Blilie, Trustee of the Chad and Tina Blilie Joint Revocable Trust UAD March 12, 2025, as the separate property of Tina M. Blilie, Grantee, the real property described below, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

Beginning at the Southeast corner of Lot 1 Block 1 River Pines Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 34°15'15" East 352 feet; thence South 59°12' East 252 feet; thence South 30°48' West 189.46; thence North 89°57'33" West to the point of beginning.

SAVING AND EXCEPTING therefrom any portion lying within the Dalles-California Highway and the Walker Basin Canal.

Subject to and excepting: easements, reservations and restrictions of record.

The true consideration for this conveyance is other property or value.

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

Chad and Tina Blilie, Co-Trustees
88097 Chita Loop
Springfield, OR 97478

Tax Account Number: 132181

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.

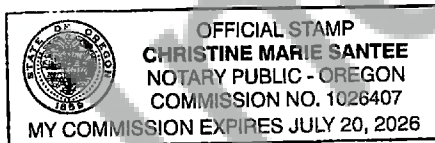
Dated: June 26, 2025


Chad Blilie


Tina M. Blilie

STATE OF OREGON
County of Lane

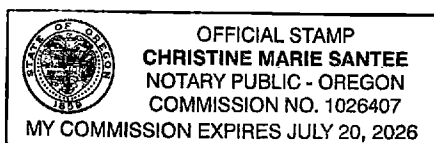
On this 26th day of June, 2025, personally appeared the above named Chad Blilie and acknowledged the foregoing instrument to be his voluntary act and deed.

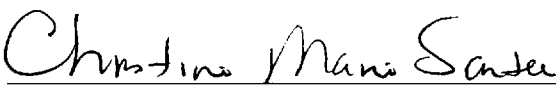



Notary Public for Oregon

STATE OF OREGON
County of Lane

On this 26th day of June, 2025, personally appeared the above named Tina M. Blilie and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon