



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007032

Klamath County, Oregon

08/12/2025 08:44:02 AM

Fee: \$92.00

After recording return to:

Eric Basangan and Sarah Reed

17220 Hwy. 66

Keno, OR 97627

Until a change is requested all tax statements
shall be

sent to the following address:

Eric Basangan and Sarah Reed

17220 Hwy. 66

Keno, OR 97627

File No. 1013679

STATUTORY WARRANTY DEED

Madeleine Blake, as Trustee of the Madeleine Blake Revocable Living Trust, under agreement dated September 29, 2020, who took title as Madeleine Blake, as Trustee of the Madeline Blake Revocable Living Trust, under agreement dated September 29, 2020, Grantor(s), hereby convey and warrant to

Eric Basangan and Sarah Reed, as Tenants by the Entirety,

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:

Lots 71 through 92, inclusive in Block 3, First Addition to Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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: August 8, 2025

Madeleine Blake Revocable Living Trust

By: [Signature]
Madeleine Blake, Trustee

State of Oregon} ss.
County of Klamath}

On this 8th day of August, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Madeleine Blake known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Madeleine Blake Revocable Living Trust and acknowledged that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

