

2009-003170

Klamath County, Oregon



00061858200900031700010014

03/03/2009 03:14:50 PM

Fee: \$21.00

After Recording Return to:

SHELLEY EDWARDS and SHAWN GALLATY

19703 Weaverville Pl

Cottonwood, CA 96022

Until a change is requested all tax statements

Shall be sent to the following address:

SHELLEY EDWARDS and SHAWN GALLATY

19703 Weaverville Pl

Cottonwood, CA 96022

ATE 66513

### WARRANTY DEED

(INDIVIDUAL)

DENNIS A. MARTIN and DEBRA J. MARTIN, husband and wife, herein called grantor, convey(s) to SHELLEY EDWARDS and SHAWN GALLATY, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 20, Block 36, Tract No. 1184, OREGON SHORES-UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-017BD TL 03300 KEY #234696

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$10,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated February 13, 2009.

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DENNIS A. MARTIN

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DEBRA J. MARTIN

STATE OF CALIFORNIA, County of San Joaquin ss.

On Feb 25, 2009 personally appeared the above named DENNIS A. MARTIN and DEBRA J. MARTIN and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

This document is filed at the request of:



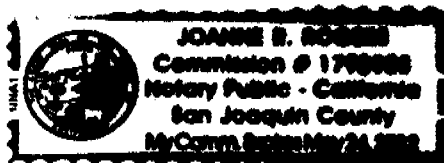
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66513PS

Before me:

Notary Public for California

My commission expires:

Official Seal



ATE 66513