

UTC 90385-DS

THIS SPACE RE

2011-007137

Klamath County, Oregon



00103217201100071370020028

06/10/2011 03:26:28 PM

Fee: \$42.00

After recording return to:

Vanessa C. Pena

227 Martin St.

Klamath Falls, OR 97601

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

Vanessa C. Pena

227 Martin St.

Klamath Falls, OR 97601

Escrow No. MT90385-DS

Title No. 0090385

SWD r.042611

### STATUTORY WARRANTY DEED

**Gerald Romine as Trustee of The Klamath County Martin Trust,**

Grantor(s), hereby convey and warrant to

**Vanessa C. Pena,**

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 17, 18 and 19 in Block 22 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$70,000.00.**

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:

42AW

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. 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.

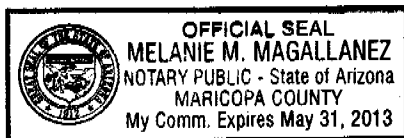
Dated this 9 day of June, 2011.

Gerald Romine as Trustee of The Klamath County Martin  
Trust

BY: [Signature]  
Gerald Romine, Trustee

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on June 9, 2011 by Gerald Romine as Trustee of The Klamath County Martin Trust.



[Signature]  
(Notary Public)  
My commission expires 5/31/2013