



THIS SPAC

2012-008365

Klamath County, Oregon



07/31/2012 02:54:41 PM

Fee: \$42.00

After recording return to:

STEVEN L. KAPLAN

9350 Wilshire Blvd., #302

Beverly Hills, CA 90212

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

STEVEN L. KAPLAN

9350 Wilshire Blvd., #302

Beverly Hills, CA 90212

Escrow No. MT94041-DS

Title No. 0094041

SWD r.020212

STATUTORY WARRANTY DEED

BONNIE LEE DELZER, TRUSTEE OF THE MARTIN FAMILY TRUST,

Grantor(s), hereby convey and warrant to

STEVEN L. KAPLAN,

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:

Lot 14, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW 1/4 of Section 19 and the NW 1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$15,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

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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 this 27 day of July, 2012

THE MARTIN FAMILY TRUST

BY: Bonnie Lee Delzer, Trustee
BONNIE LEE DELZER, TRUSTEE

State of Oregon
County of CLATSOP
Deschutes

This instrument was acknowledged before me on July 27, 2012 by BONNIE LEE DELZER, TRUSTEE OF THE MARTIN FAMILY TRUST.

Teonna Meria Hatcher
(Notary Public for Oregon)

My commission expires Nov, 27 2015

