



2013-001534
Klamath County, Oregon
02/11/2013 10:54:06 AM
Fee: \$42.00

After recording return to:

DAVID M. MARTINEZ

255 Pacific Terrace

Klamath Falls, OR 97601

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

DAVID M. MARTINEZ

255 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT95964-DS

Title No. 0095964

SWD r.020212

STATUTORY WARRANTY DEED

NOLAN BANISH and SUMMER BURDICK not as tenants in common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

DAVID M. MARTINEZ and NORA AVERY-PAGE not as tenants in common, but with right of survivorship,

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:

The Westerly 1/2 of Lot 8, Block 43 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 8; thence Northwesterly along the Southerly line of Lavey Street, 75 feet; thence Southeasterly parallel with Pacific Terrace, 50 feet; thence Southwesterly along the Southerly line of said Lot 8, a distance of 75 feet to Pacific Terrace; thence Northwesterly along the Easterly line of Pacific Terrace, 50 feet to the place of beginning.

The true and actual consideration for this conveyance is **\$107,500.00**.

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:

42 AMT

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 2nd day of Feb, 2013

Nolan Banish
NOLAN BANISH

Summer Burdick
SUMMER BURDICK

State of OR
County of Klamath

This instrument was acknowledged before me on 2-8-, 2013 by NOLAN BANISH and SUMMER BURDICK.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

