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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2013-006609

Klamath County, Oregon



00137440201300066090020022

06/11/2013 03:10:49 PM

Fee: \$42.00

Jesse W Martin

PO Box 213

Klamath Falls OR 97601

Grantor's Name and Address

Jerry W Martin

Grantee's Name and Address

After recording, return to (Name and Address):

Jerry W Martin

1830 Etna St

Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Jerry W Martin

1830 Etna St

Klamath Falls OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that Jesse W Martinhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jerry W Martinhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Prop ID : R 516187

Map Tax lot : R 3909 - 002BB - 06700 - 000

Lot 6th Block 7,

Property Address: 1830 Etna St Klamath Falls OR

see attached addendum:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 6-11-2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

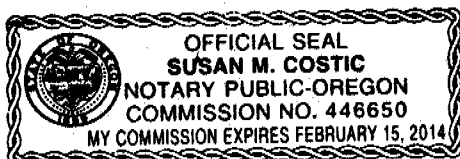
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 11, 2013by JESSE W. MARTIN

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 2-15-14

I, Jerry Wayne Martin, agree to pay the sum of \$65,000.00 to Jesse Martin/Alice Lewis within one year of the signing of this agreement for the property at 1830 Etna Street, Klamath Falls, Oregon 97603.

If I, Jerry Wayne Martin, am unable to pay the agreed price of \$65,000.00 within the one year period, the property will then be purchased at the above said price under a owner carry agreement made with Jesse Martin/Alice Lewis.

If, within the one year period, I should expire, the above property shall revert back to Jesse Martin/Alice Lewis, unless other provisions have been made.

If, within the one year period, Jesse Martin/Alice Lewis should expire, the above agreement for purchase will remain in effect, with the purchase price being paid to the estate of Jesse Martin/Alice Lewis.

Signed this date: 06/11/2013

Seller(s) Jesse Wayne Martin

Purchaser Jerry Wayne Martin

State of Oregon, County of Klamath
This instrument was acknowledged before me
on June 11, 2013

By JESSE W. MARTIN
JERRY W. MARTIN

Susan Costic
Notary Commissioner expires
2/15/14

