

**2013-007580**

Klamath County, Oregon

07/02/2013 03:40:43 PM

Fee: \$42.00

After recording return to:

Lorraine Markin

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

Lorraine Markin

Escrow No. MT98235-KR

Title No. 0098235

SWD r.020212

**STATUTORY WARRANTY DEED****Otis Dean Oliver and Mary Jayne Oliver, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Lorraine Markin,**

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:

That portion of the N1/2 N1/2 SE1/4 NW1/4 of Section 31, Township 30 South, Range 8 East of the Willamette  
Meridian, Klamath County, Oregon, lying Westerly of the Southern Pacific Railroad right of way. TOGETHER WITH  
an easement as described in Volume M01, page 40276, Microfilm Records of Klamath County, Oregon, recorded August  
10, 2001.

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

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 2<sup>nd</sup> day of July, 2013.

Otis Dean Oliver  
Otis Dean Oliver

Mary Jayne Oliver  
Mary Jayne Oliver

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 2, 2013 by Otis Dean Oliver and Mary Jayne Oliver.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2015

