

2013-010772

Klamath County, Oregon

WARRANTY DEED



00142707201300107720010013

09/23/2013 03:25:25 PM

Fee: \$37.00

Dorothy E. Martin, Trustee of the
Wayne R. Martin Sr. Living Trust
Grantor

Dorothy E. Martin, Trustee of the
Dorothy E. Martin Living Trust
3002 Raymond
Klamath Falls, OR 97603
Grantee

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that Dorothy E. Martin Trustee of the Wayne R. Martin Sr. Living Trust, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dorothy E. Martin, Trustee of the DOROTHY E MARTIN LIVING TRUST, dated April 17, 1992, hereinafter called Grantee, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or appertaining commonly known as 3002 Raymond, Klamath Falls, OR 97603, and described as follows:

Lot 10 in Block 2 of FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot No. R-3909012BB-06300-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the unlawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true consideration for this conveyance is OTHER THAN MONEY.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

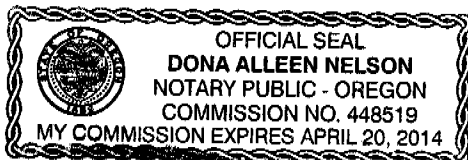
In Witness Whereof, the grantor has executed this instrument this 23rd day of September, 2013; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Dorothy E. Martin Trustee

Dorothy E. Martin, Trustee of the Wayne R. Martin Sr. Living Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared this 27 day of September, 2013, the above named Dorothy E. Martin, Trustee and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Dona Alleen Nelson
Notary Public for Oregon
My commission expires: 4-20-2014