

2014-008074

Klamath County, Oregon

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO

Marken Enterprises Inc.

644 N. Poplar St. # C

Orange, CA. 92868



00156879201400080740030033

08/04/2014 12:19:10 PM

Fee: \$52.00

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Barbara K. O'Shea, whose mailing address is P.O. Box 609 Prentiss, MS. 39474

Herein after called Grantor

Hereby Conveys and Warrants to

Marken Enterprises Inc., a California Corporation,
whose mailing address is 644 N. Poplar St. Suite C Orange, CA. 92868

Herein after called Grantee

the following described real property in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof

Account No.: R 266973

Map No.: 3510-02500

Tax Lot No.: 01600

R 389779

3711-021D0

04700

The true and actual consideration for this conveyance is \$2,500.00

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 195.386 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 2020.

Dated

7-15-2014

Barbara K. O'Shea
Barbara K. O'Shea

Exhibit "A"

Legal Description

The Land Referred to Herein is Situated in the State of Oregon, County of Klamath, and is Described as Follows:

Parcel 1 :

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 35 South, Range 10 East of the Willamette Meridian, according to the Official Records on file in the Office of the County Clerk of said Klamath County, Oregon.

R-3510-02500-01600

Parcel 2 :

Lot 41 in Block 14 of "Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1", according to the Official Plat thereof on file in the Office of the County Clerk of said Klamath County, Oregon.

R-3711-021D0-04700

ALL-PURPOSE

CERTIFICATE OF ACKNOWLEDGEMENT

State of MS.

County of Jefferson Davis

On July 15, 2014 before me John W Davis CC Notary Public

Barbara K. O'Shea, Personally Appeared

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of MS, that the foregoing paragraph is true and correct.

Witness My Hand And Official Seal.

My Commission Expires 1-11-16

John W Davis CC Byline L. Lydc

Identification Taken _____

Additional Optional Information

Description of the attached document

Warranty Deed

Number of Pages 2 Document Date _____

Capacity Claimed By The Signer

☒ Individual ☐ Trustee ☐ Other

☐ Corporate Officer / Official Title _____

☐ Partner(s) ☐ Attorney in Fact