

2015-002259

Klamath County, Oregon

03/16/2015 09:15:00 AM

Fee: \$52.00

**Recording Requested By
First American Title OFS**

Return to: First American - Santa Ana, 3 First American Way, Santa Ana, CA 92707

Until a change is requested, please forward all tax statements to:
Karley Marshall, 528 Pacific Terrace, Klamath Falls, OR 97601

Tax Assessor's Account No.: R306172

137302

STATUTORY WARRANTY DEED

KARLEY MARSHALL who acquired title as KARLEY E. SEE, a married woman, hereinafter referred to as "Grantor", whose mailing address is 528 Pacific Terrace, Klamath Falls, OR 97601, does hereby convey and warrant, unto KARLEY MARSHALL, a married woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 528 Pacific Terrace, Klamath Falls, OR 97601, the following lands and property together with all improvements located thereon, in the County of Klamath, State of Oregon, to wit:

Lot 3, Block 40, Hot Springs Addition to the City of Klamath Falls, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Prior Recorded Document Reference:

Statutory Warranty Deed: Recorded: 04/30/2010; Document No.: 2010-005152

Street Address of Real Property: 528 Pacific Terrace, Klamath Falls, OR 97601

The true and actual consideration paid for this transfer in terms of dollars is \$0.00.

SUBJECT TO:

1. Taxes for the fiscal year _____, a lien due, but not yet payable.

Prepared by Deeds on Demand, PC.

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 43474**

2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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 said KARLEY MARSHALL who acquired title as KARLEY E. SEE, has executed this Statutory Warranty Deed this 9th day of March, 2015.

Karley Marshall, Karley E. See
KARLEY MARSHALL who acquired title as
KARLEY E. SEE

Prepared by Deeds on Demand, PC

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STATE OF OREGON

COUNTY OF Klamath) ss.

The foregoing instrument was acknowledged before me this 9th day of March, 2015 by KARLEY MARSHALL who acquired title as KARLEY E. SEE.



V. Garcia
Notary Public

Print Name

My Commission expires: 3/4/17

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