



2015-003391  
Klamath County, Oregon  
04/13/2015 02:27:07 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Danya Martins

418 S. Lalo 418 S Lalo

Chiloquin, OR 97624 Chiloquin, OR 97624

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

Danya Martins

418 S. Lalo 418 S Lalo

Chiloquin, OR 97624 Chiloquin, OR 97624

File No. 40892AM

### STATUTORY WARRANTY DEED

**Scott W. Felker, Successor Trustee of the James A. Felker Trust,  
dated January 13, 2006,**

Grantor(s), hereby convey and warrant to

**Danya Martins ,**

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:

**The N1/2 of the NW1/4 of the NW1/4 in Section 28, Township 34 South, Range 8 East of the Willamette  
Meridian, lying North of Sprague River Highway and West of the Sprague River, in the County of Klamath,  
State of Oregon. EXCEPTING the Westerly 20 feet**

The true and actual consideration for this conveyance is \$9,000.00.

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:

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 9 day of April, 2015.

The James A. Felker Trust, dated January 13, 2006

Scott W. Felker  
By: Scott W. Felker, Successor Trustee

State of Oregon Wasco  
County of Wasco

On this 9th day of April, before me, Koreanna Colquitt  
Notary Public in and for said state, personally appeared **Scott W. Felker, Successor Trustee of the James A. Felker Trust,**  
**dated January 13, 2006,** known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument  
and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above  
written.

Koreanna Lin Colquitt  
Notary Public for the State of Oregon  
Residing at: 214 N. Main St.  
Commission Expires: 5/6/2015

