



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

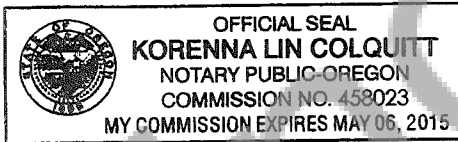
Scott W Felker
By: Scott W. Felker, Successor Trustee

State of Oregon / Wasco
County of Wasco

On this 9th day of April, before me, Koreenna 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.

Koreenna Lin Colquitt
Notary Public for the State of Oregon
Residing at: 200 N. Main St. Wasco, OR 97140
Commission Expires: 5/6/2015



PLEASE SIGN AND ACKNOWLEDGE
THIS INSTRUMENT BEFORE
A NOTARY PUBLIC.

SIGN YOUR NAME EXACTLY AS IT
IS TYPEWRITTEN ON THIS DOCUMENT.

AmeriTitle
Part Of The JELD-WEN Family