

2015-006816

Klamath County, Oregon 06/26/2015 09:09:37 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording	g return to:	
Zack Holbroo	ok	
3938 Bisbee S	St.	
Klamath Falls	s, OR 97603	
	is requested all tax statements the following address: k	314
3938 Bisbee S	St.	
Klamath Falls	s, OR 97603	
File No.	55086AM	

STATUTORY WARRANTY DEED

Gary Lynn Marshall, individually and as Claiming Successor of the Estate of Donald Paul Marshall, Case #1500589CV

Grantor(s), hereby convey and warrant to

Zack Holbrook,

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 North 75 feet of the S1/2 S1/2 of Lot 1, GEINGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$25,000.00.

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:

47AMT

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 day of

The Estate of Donald P. Marshall

Gary Lynn Marshall, Claiming Successor

State of Oregon } ss County of Klamath}

day of June, 2015, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Gary Lynn Marshall, individually and as Claiming Successor, of the Estate of Donald P. Marshall, 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

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

Notary Public for the State of Oregon Residing at: Klamath County

Commission Expires: December 3, 2018

OFFICIAL STAMP JENNY ANNETTE BRAZIL NOTARY PUBLIC- OREGON COMMISSION NO. 934544 MY COMMISSION EXPIRES DECEMBER 03,2018