

2015-007104

Klamath County, Oregon



00172137201500071040030033

06/30/2015 03:50:03 PM

Fee: \$52.00

After recording, please send to:  
Karen Sue Martin  
6401 Bryant Ave.  
Klamath Falls OR 97601

\* Please also send tax statements to above address.

### QUITCLAIM DEED

This Quitclaim Deed, executed this 26<sup>th</sup> day of June, 2015

By Grantor: **Karen Sue Martin**

To Grantee: **Karen Sue Martin, as trustee of the Karen Sue Martin Revocable Living Trust dated June 26, 2015.**

**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

**SEE Exhibit A, which is incorporated herein.**

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

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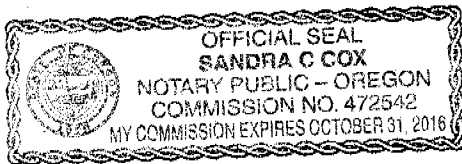
IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Karen Sue Martin  
Karen Sue Martin

M. Blair  
Witness

STATE OF OREGON       )  
County of Klamath       ) ss.

The above-mentioned persons, Karen Sue Martin, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 26 day of June, 2015.



Sandra C Cox  
Notary Public for Oregon  
My Commission Expires: 10/31/16

59318

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WARRANT DEED TO CREATE ESTATE BY THE ENTIRETY

This Adventure Withnesseth, THAT ROBERT H. DENEY,

has heretofore and sold, and by these presents does grant, bargain, sell and convey unto

ROY A. MARTIN and KAREN S. MARTIN,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 20 in Block 5 of SECOND ADDITION TO WINEVA GARDENS.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Second Addition to Wineva Gardens; Easements and rights of way of record and those apparent on the land, if any.

This true and correct consideration paid for this property, stated in terms of dollars, is \$ 22,700.00

However, the cash consideration includes other property which is part of the consideration (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor do as hereby covenant, to and with the said grantees, and their heirs, assigns, and assigns forever, in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 4th day of October, 1972

Robert H. Denev

SEAL  
October 9, 1972

STATE OF OREGON, County of Klamath

Personally appeared the above named Robert H. Denev,

Before me:

*Donald R. Sloan*  
Notary Public for Oregon.  
My commission expires Mar 5-1975

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 12th day of October, 1972, at 10:35 o'clock AM, and recorded in book 590 volume 7, on page 11672. Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

By *Donald R. Sloan*  
Notary Public for Oregon

FEE \$ 2.00

From the Office of  
GABRIEL GORDON & SENEQUE  
433 Main Street  
Klamath Falls, Oregon 97611

EXHIBIT A  
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