

2015-009054

Klamath County, Oregon

WHEN RECORDED RETURN TO  
AND MAIL TAX STATEMENTS TO

Marken Enterprises Inc.

644 N. Poplar St. # C

Orange, CA. 92868



00174515201500090540030036

08/14/2015 08:53:33 AM

Fee: \$52.00

## WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David Bjorndahl and Clara M. Bjorndahl, husband and wife,  
whose mailing address is 9805 Farralone Chatsworth, CA. 91311

Herein after called Grantor

Hereby Conveys and Warrants to

Marken Enterprises Inc., a California Corporation,  
whose mailing address is 644 N. Poplar St. # C Orange, CA. 92868

Herein after called Grantee

the following described real property in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof

Account No.: R-291222

Map No.: R-3512-00700

Tax Lot No.: 02700

The true and actual consideration for this conveyance is \$1,500.00

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 195.386 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 2020.

Dated 31 July 2015

David Bjorndahl  
David Bjorndahl

Dated 31 July 2015

Clara M. Bjorndahl  
Clara M. Bjorndahl

A Notary Public or other Officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On JULY 31 2015 before me,  
ALAN KAMINSKY Notary Public

personally appeared David Bjorndahl and Clara M. Bjorndahl

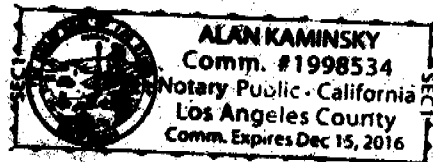
who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Alan Kaminsky



## **Exhibit "A"**

### **Legal Description**

The Land Referred to Herein is Situated in the State of Oregon, County of Klamath, and is Described as Follows:

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 35 South, Range 12 East, Willamette Meridian, according to the Official Records on file in the Office of the County Clerk of said Klamath County, Oregon.

Reserving therefrom a non-exclusive easement of 30 feet along the Northern Border of the above described parcel for ingress, egress and public utilities, to be used in common with others.

R-3512-00700-02700