



2016-000449
Klamath County, Oregon
01/15/2016 03:10:07 PM
Fee: \$42.00

TITLE NO. 0293540
ESCROW NO. EU15-4095
TAX ACCT. NO. R164789
TAX ACCT. NO. M875115
MAP/TAX LOT NO. R-2607-001C0-09700-000
MAP/TAX LOT NO. M-227126

GRANTOR

BRAD E. MART

GRANTEE

NICHOLAS LIDAY
85967 EDENVALE ROAD
PLEASANT HILL, OR 97455

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

BRAD E. MART, Grantor,

conveys and warrants to

NICHOLAS LIDAY, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 3, Block 7 of TRACT 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances: Covenants, Conditions, Restrictions and Easements of record and a certain Deed of Trust recorded November 15, 2012 as Instrument No. 2012-012955 whereas the Grantee agrees to assume and be responsible for.

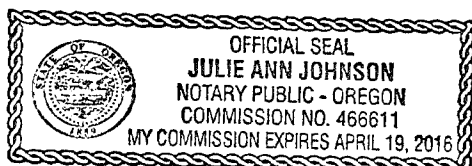
The true consideration for this conveyance is \$102,000.00.

Dated this 14th day of January, 2016.

Brad E. Mart
BRAD E. MART

State of Oregon
County of Lane

This instrument was acknowledged before me on January 14, 2016 by BRAD E. MART.



[Signature]
(Notary Public for Oregon)
My commission expires 4-19-2016

WRD 4800