



2016-007338  
Klamath County, Oregon  
07/12/2016 02:04:38 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Allen Eller and Geromina L. Eller  
40525 Nine Mile Road  
Chiloquin, OR 97624

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

Michael Allen Eller and Geromina L. Eller  
40525 Nine Mile Road  
Chiloquin, OR 97624

File No. 115824AM

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### STATUTORY WARRANTY DEED

**Don H. Markham, as Trustee or any Successor Trustee of the Don H. Markham Revocable Trust, dated April 26, 2011,**

Grantor(s), hereby convey and warrant to

**Michael Allen Eller and Geromina L. Eller, as tenants by the entirety,**

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:

**Lot 14, Block 1, Tract 1118, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3408-02500-00600-000  
R-3408-02500-00600-000  
M-162549

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

Return To:

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 8<sup>th</sup> day of July, 2016.

Don H. Markham by Elza Marshall attorney in fact as trustee  
Don H. Markham by Elza Marshall, attorney in fact, of the Don H. Markham Revocable Trust  
as Trustee of the Don H. Markham Revocable Trust, dated April 26, 2011

UTAH  
State of ~~OREGON~~ ss.  
County of UTAH }

On this 8<sup>th</sup> day of July, 2016, before me, RYAN ORTIZ a Notary Public in and for said state, personally appeared Elza Marshall known or identified to me to be the person whose name is subscribed to the foregoing instrument attorney in fact as trustee of the Don H. Markham Revocable Trust, dated April 26, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

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

Ryan Ortiz  
Notary Public for the State of ~~OREGON~~ UTAH  
Residing at: 305 W. BOONE, OREM, UT. 84097  
Commission Expires: 9/9/18

