



**2016-009670**  
**Klamath County, Oregon**  
 09/12/2016 01:52:00 PM  
 Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Margaret A. Linton  
7218 W 42nd St  
Tulsa, OK 74107

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

Margaret A. Linton  
7218 W 42nd St  
Tulsa, OK 74107  
 File No. 126202AM

**STATUTORY WARRANTY DEED**

**Derek E. Kenzy, as Trustee of the Derek E. Kenzy Trust,**

Grantor(s), hereby convey and warrant to

**Margaret A. Linton ,**

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:

**Beginning at the Northeast corner of Lot 3, Block 33, HILLSIDE ADDITION to the City of Klamath Falls, Oregon on the West line of Crescent Avenue; thence West 89 feet along the North line of said Lot 3; thence South and parallel with Crescent Avenue, 34 feet; thence East and parallel with the North line of Lot 3 a distance of 89 feet to said line of Crescent Avenue; thence North along said line of Crescent Avenue 34 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$37,000.00.

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**

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 9 day of September, 2016.

The Derek E. Kenzy Trust

By: [Signature] Trustee  
Derek E. Kenzy, Trustee

State of California } ss  
County of Sacramento

On this 9 day of September, 2016, before me, J.P. Martin a Notary Public in and for said state, personally appeared Derek E. Kenzy, Trustee of The Derek E. Kenzy Trust, 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 same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of CA  
Residing at: Sacramento  
Commission Expires: Jan 26, 2017

