

2016-012663

Klamath County, Oregon

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO

Marken Enterprises Inc.

644 N. Poplar St. # C

Orange, CA. 92868



00195731201600126630030031

11/29/2016 10:33:34 AM

Fee: \$52.00

WARRANTY DEED

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

Matt Kegler and Everilda C. Kegler, husband and wife
whose mailing address is 3945 Lone Oak Rd. S.E. Salem, OR. 97302
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.: R152630

Map No.: R-2409-030AB

Tax Lot No.: 01800

The true and actual consideration for this conveyance is \$ 700.00

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 11-14-16

Matt Kegler
Matt Kegler

Dated 11-14-16

Everilda C. Kegler
Everilda C. Kegler

STATE OF Oregon
COUNTY OF Marion

On 11-14-2016 before me,

Richard T Espinoza Notary Public

personally appeared Matt Kegler and Everilda C. Kegler

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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Richard T Espinoza

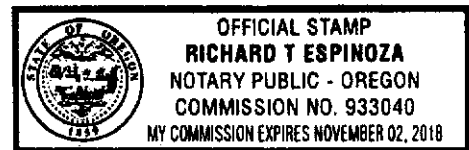


Exhibit "A"

Legal Description

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

A tract of land lying in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point marked by an iron pin on the Westerly right of way line of the Dalles-California Highway (U.S. 97) opposite Engineers Station 1574 80.14, said point being the point of intersection of the Westerly right of way of U.S. Highway 97 and the section line between Section 19 and Section 30, Township 24 South, Range 9 East of the Willamette Meridian and is 927.56 feet from the one quarter corner between Section 19 and Section 30; thence South $15^{\circ} 34'$ West 80.10 feet to an iron pin; thence North $74^{\circ} 26'$ West 80 feet to an iron pin; thence North $15^{\circ} 34'$ East 58.24 feet to an iron pin; thence South $89^{\circ} 43'$ East 82.93 feet to the point of beginning, according to the Official Records on file in the Office of the County Recorder of said Klamath County, Oregon.

APN: R-2409-030AB-01800