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02/13/2017 03:22:13 PM

Fee: \$57.00

Grantor Name and Address:

LISA D. MARTIN
22302 WARMSIDE AVENUE
TORRANCE, CA 90505

Grantee Name and Address:

LISA HANSEN, TRUSTEE
22302 WARMSIDE AVENUE
TORRANCE, CA 90505

After recording, return to:

Leah M. Bishop, Esq.
LOEB & LOEB, LLP
10100 SANTA MONICA BLVD.
SUITE 2200
LOS ANGELES, CA 90067

Until requested otherwise, send all tax statements to:

LISA HANSEN, TRUSTEE
22302 WARMSIDE AVENUE
TORRANCE, CA 90505

WARRANTY DEED

LISA D. MARTIN, a single woman, whose address is 22302 Warmside Avenue, Torrance, CA 90505 (referred to herein as "Grantor"), hereby conveys and warrants to LISA HANSEN, TRUSTEE, or any successors in trust, under the LISA HANSEN SEPARATE PROPERTY TRUST dated February 6, 2017 and any amendments thereto, whose address is 22302 Warmside Avenue, Torrance, CA 90505 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: February 6, 2017

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.

GRANTOR:

Lisa D. Martin

Lisa D. Martin

"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)
) ss.
COUNTY OF Los Angeles)

On February 6, 2017, before me, Becky Renee Accordini, a Notary Public, personally appeared Lisa D. Martin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Becky Renee Accordini
Notary Public

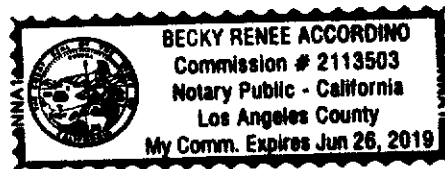


EXHIBIT A

Legal Description

All that real property situated in Klamath County, State of Oregon, described as:

Lot 6 in Block 47 of Tract 1184-Oregon Shores Unit 2-1st Addition as shown on the map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public.
2. The notary public must sign, affix the notary seal and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature.
3. If signature is on behalf of a **corporation**, the signature should be by the president or vice-president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be returned for recording with the deed.

TRANSFER FORMS

The following must be submitted with the deed for recording:

Except in Washington County, no transfer tax is imposed. No transfer form is required.