



THIS SPACE RESER

2017-004066
Klamath County, Oregon
04/18/2017 03:14:00 PM
Fee: \$47.00

After recording return to:

Stein Living Trust

PO Box 1982

La Pine, OR 97739

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

Stein Living Trust

PO Box 1982

La Pine, OR 97739

File No. 162386AM

STATUTORY WARRANTY DEED

Richard O. Martin and Jennifer A. Martin, Trustees or their Successors in Trust, under the Richard O. Martin and Jennifer A. Martin Living Trust, dated April 22, 2009,

Grantor(s), hereby convey and warrant to

Todd Stein and Charanne Stein, Trustees of the Stein Living Trust under the provisions of a trust agreement dated March 31, 2017

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 19, Tract 1387, Whispering Meadows, 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-2309-024C0-00800-000

The true and actual consideration for this conveyance is **\$54,900.00.**

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:



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 12th day of April, 2017.

Richard O. Martin and Jennifer A. Martin Living Trust

[Signature]
Richard O. Martin, Trustee

[Signature]
Jennifer A. Martin, Trustee

State of _____ } ss.
County of _____ }

On this 12th day of April, 2017, before me, Jessica Wallen, a Notary Public in and for said state, personally appeared Richard O. Martin + Jennifer A. Martin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Richard O. Martin + Jennifer A. Martin Living Trust, and acknowledged to me that 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Salem, Or.
Commission Expires: Sept. 10, 2019

