



2017-006186

Klamath County, Oregon

06/06/2017 11:53:00 AM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

Michael A. Martin and Norma L. Scannell-Martin

1237 Front Street

Klamath Falls, OR 97601

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

Michael A. Martin and Norma L. Scannell-Martin

1237 Front Street

Klamath Falls, OR 97601

File No. 168120AM

STATUTORY WARRANTY DEED

Joan M. Graham, Trustee or her successors in Trust under the Graham Loving Trust dated July 21, 1993, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Michael A. Martin and Norma L. Scannell-Martin, 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:

**Beginning at the Southeast corner of Lot 92 in Block 3 of FIRST ADDITION TO BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence South 14 degrees, 27 minutes East, along the Westerly line of Front Street a distance of 496.7 feet to a point; thence continuing along the Southwesterly line of Front Street South 58 degrees 41' East a distance of 63.4 feet to the most Northerly corner of tract conveyed to Klamath Falls Lodge #1274, B.P.O.E. by Deed Volume 200, page 9, Deed Records of Klamath County, Oregon; thence South 31 degrees 19' West to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to the Southwest corner of Lot 92, Block 3, FIRST ADDITION TO BUENA VISTA; thence North 75 degrees 33' East along the Southerly line of said Lot 92, a distance of 135 feet,
more or less to the point of beginning.**

LESS AND EXCEPTING THEREFROM:

Beginning at the Southeast corner of Lot 92 in Block 3 of FIRST ADDITION TO BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence South 14 degrees, 27 minutes East, four hundred forty five and seven tenths (445.7) feet to the Northeast corner of property deeded to Mrs. H.C. Telford and Ray A. Telford, on November 15, 1917; thence South 45 degrees, 41 minutes West, one hundred eighty five (185) feet, more or less, to shore line of Upper Klamath Lake; thence Northerly along said shore line to the Southwest corner of Lot 92, Block 3; thence North 75 degrees, 33 minutes East, one hundred thirty five (135) feet to place of beginning.

The true and actual consideration for this conveyance is **\$21,500.00.**

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 1 day of June 2017

The Graham Loving Trust

By: Joan M. Graham, Trustee
Joan M. Graham, Trustee

State of Oregon } ss
County of Klamath }

On this 1 day of June, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Joan M. Graham, Trustee of The Graham Loving 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.

Melissa R Bland
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: April 20, 2018

