

2017-008022

Klamath County, Oregon



00207046201700080220020021

THIS SPACE PROVIDED FOR RECORDER'S USE ON

07/18/2017 10:25:22 AM

Fee: \$47.00

WHEN RECORDED RETURN TO: *+ TAXES*
James Martin Walthers & Dian Walthers
2730 Glacier Drive
Klamath Falls, Oregon, 97603

WARRANTY DEED

THE GRANTOR(S),

- Dan Martin Construction Inc, Jackie Martin, Secretary,

for and in consideration of: \$301,216.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- James Martin Walthers & Dian Hunt Walthers Trust, James Martin Walthers & Dian Hunt Walthers, Trustee, 2730 Glacier Drive, Klamath Falls, Or County, Oregon, 97603,
the following described real estate, situated in Klamath Falls, in the County of Or, State of Oregon:

(legal description): R3900-006CC-05300-000 *LOT #22 TRACT 1533*
HIDDEN VALLEY PHASE 1

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: lot 22


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON

Returned at Counter

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. 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.

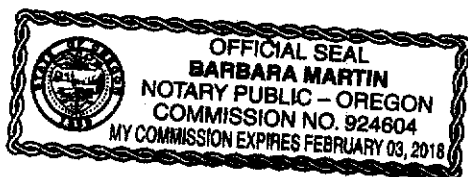
Grantor Signatures:

DATED: 7/13/17

 Secretary
Jackie Martin, Secretary, on behalf of
Dan Martin Construction Inc
4975 Chilly Valley Lane
Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 13 day of July,
2017 by Jackie Martin, Secretary, on behalf of Dan Martin Construction Inc.





Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires 02-03-2018