



THIS SPACE RESERVED FOR

2017-009941
Klamath County, Oregon
09/01/2017 03:20:00 PM
Fee: \$47.00

After recording return to:

David Hesla
255 Pacific Terrace
Klamath Falls, OR 97601

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

David Hesla
255 Pacific Terrace
Klamath Falls, OR 97601
File No. 192320AM

STATUTORY WARRANTY DEED

David M. Martinez and Nora Avery-Page, not as tenants in common, but with rights of survivorship,

Grantor(s), hereby convey and warrant to

David Hesla,

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:

The Westerly 1/2 of Lot 8, Block 43 of Hot Springs Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 8; thence Northwesterly along the Southerly line of Lavey Street, 75 feet; thence Southeasterly parallel with Pacific Terrace, 50 feet; thence Southwesterly along the Southerly line of said Lot 8, a distance of 75 feet to Pacific Terrace; thence Northwesterly along the Easterly line of Pacific Terrace, 50 feet to the place of beginning.

The true and actual consideration for this conveyance is **\$115,000.00.**

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 30 day of August, 2017.

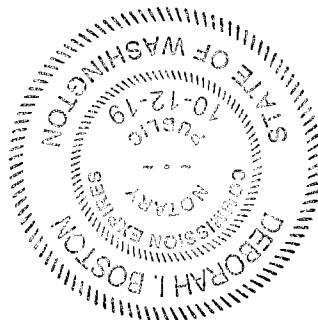
David M. Martinez
David M. Martinez

Nora Avery-Page
Nora Avery-Page

State of Washington } ss
County of King }

On this 30th day of August, 2017, before me, DEBORAH I. BOSTON, a Notary Public in and for said state, personally appeared David M. Martinez, 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.

Deborah I. Boston
Notary Public for the State of Washington
Residing at: Rever
Commission Expires: 10/12/19



State of Oregon } ss
County of Klamath }

On this 31st day of August, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Nora Avery-Page, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

