

2018-000205

Klamath County, Oregon



00215560201800002050020028

01/05/2018 11:16:42 AM

Fee: \$47.00

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON PRESENTING THE ATTACHED  
DOCUMENT FOR RECORDING. ANY ERRORS  
IN THIS COVER SHEET DO NOT AFFECT  
THE TRANSACTION(S) CONTAINED IN THE  
INSTRUMENT ITSELF.

**Until A Change Is Requested**

**Send Tax Statements To:**

James Martin Walthers, Sr. and Dian Hunt Walthers  
Trustees  
2730 Glacier Drive  
Klamath Falls, Oregon 97603

**After Recording Return to:**

Neal G. Buchanan, Attorney at Law  
435 Oak Avenue  
Klamath Falls, OR 97601

1. Name(s) of the transaction(s):

Correction Deed/Warranty Deed - Statutory Form

2. Direct Party (Grantor):

Dan Martin Construction, Inc.

3. Indirect Party (Grantee):

James Martin Walthers, Sr. and Dian Hunt Walthers, Trustees  
of the JAMES AND DIAN WALTHERS REVOCABLE TRUST uad 4-20-  
2001

4. True and Actual Consideration Paid: \$ 301,216.00

This document is being recorded to correct various  
scrivener's errors in the Warranty Deed recorded on July  
18, 2017 including the designation of the grantor. Document  
originally recorded 2017-08022.

5. Legal Description

See attached containing corrected legal description as  
follows:

Lot 22 HIDDEN VALLEY Phase 1 Tract 1533 according  
to the official plat thereof on file with the  
Clerk of Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Dan Martin Construction, Inc.  
4975 Chilly Valley Lane  
Klamath Falls, Oregon 97603

**GRANTEE NAME AND ADDRESS:**

James Martin Walthers, Sr., Trustee  
Dian Hunt Walthers, Trustee  
2730 Glacier Drive  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO:**

NEAL G. BUCHANAN, Attorney  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantees

**CORRECTION DEED**  
**WARRANTY DEED - STATUTORY FORM**

DAN MARTIN CONSTRUCTION, INC., Grantor, conveys and warrants to JAMES MARTIN WALTHERS, SR. and DIAN HUNT WALTHERS, Trustees of the JAMES AND DIAN WALTHERS REVOCABLE TRUST uad 4-20-2001, Grantees, that certain real property in the County of Klamath, State of Oregon, legally described as:

Lot 22 HIDDEN VALLEY Phase 1 Tract 1533 according to the official plat thereof on file with the Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$301,216.00.

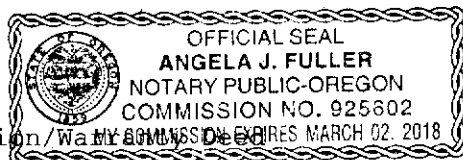
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 22 day of DECEMBER 2017.

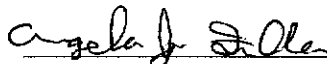
  
DAN MARTIN CONSTRUCTION, INC.

STATE OF OREGON, County of Klamath) ss:

Personally appeared Daniel Martin as President/owner of Dan Martin Construction, Inc., before me on the 22 day of December, 2017, and acknowledged the foregoing instrument to be his ~~her~~ voluntary act and deed.



Correction/Warranty Commission Expires March 02, 2018



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3/2/2018