

Michael Spencer

Roman Martinez and Spring Martinez

Grantor

Roman Yniguez Martinez and Spring Dawn Martinez, Trustees  
of the Martinez Family Living Trust  
3310 Shoshoni Dr.  
Chiloquin, Oregon 97624

Grantee

After recording return to:  
Grantee

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

2018-015041

Klamath County, Oregon



00233348201800150410010015

12/17/2018 01:53:16 PM

Fee: \$82.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Roman Y. Martinez and Spring D. Martinez, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roman Yniguez Martinez and Spring Dawn Martinez, Trustees of the Martinez Family Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**Lots 4, 5, and 6 in Block 4 of LATAKOMIE SHORES SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 17<sup>th</sup> day of December, 2018.

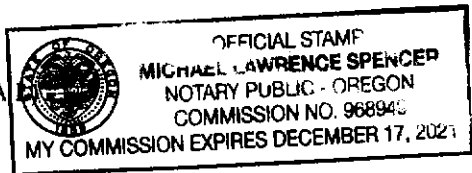
Roman Y. Martinez

Spring D. Martinez

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Roman Y. Martinez and Spring D. Martinez and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A



Before me,   
Notary Public for Oregon