

2019-001041

Klamath County, Oregon



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02/04/2019 02:40:04 PM

Fee: \$87.00

**WARRANTY DEED**

Stephen A. Lind and Karen More Ruef, Trustees  
Grantor

Warren David Martini, Trustee  
52647 Wood River Blvd.  
Fort Klamath, OR 92626  
Grantee

After recording return to:  
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that STEPHEN A. LIND and KAREN M. RUEF, Co-Trustees of the WARREN D. DeMartini Trust, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to WARREN DAVID DeMARTINI, Trustee of the 2018 Warren David DeMartini Trust, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lots 1, 2, 3 and 4 of Block 2, Lots 1, 2, 3, 4 and 6 of Block 7 and Lots 1 and 2 of Block 8 of FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with those portions of Mima Street as vacated by Order of Vacation recorded August 31, 1962 in Volume 339 page 631, and recorded August 31, 1962 in Volume 339 page 647 and which inures by law thereto.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed Recorded March 25, 1933 in Volume 99, page 502.

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is an inheritance and therefore a sum OTHER THAN MONEY.

Dated this 11 of January, 2019.

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.

Stephen A. Lind, Trustee  
Stephen A. Lind, Trustee

Karen M. Ruef  
Karen M. Ruef, Trustee

Returned at Counter

A notary public or other officer completing this certification verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA )

County of Riverside ) ss.

On January 11th, 2019 before me Katelyn O'Donnell  
Notary Public, personally appeared, STEPHEN A. LIND, Trustee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Katelyn O'Donnell (Seal)



STATE OF CALIFORNIA )

County of LOS ANGELES ) ss.

On 29 JAN., 2019 before me JASON WONG  
Notary Public, personally appeared, KAREN M. RUEF, Trustee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature [Signature] (Seal)

