2019-001927

Klamath County, Oregon

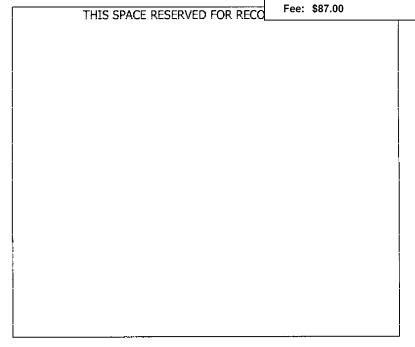
03/01/2019 02:29:00 PM



After recording return to: Fred Martin and Barbara Martin PO Box 1294 La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address: Fred Martin and Barbara Martin PO Box 1294 La Pine, OR 97739

File No.: 7064-3178424 (SNB)
Date: January 14, 2019
246840AM



STATUTORY WARRANTY DEED

Steve Mattox, Grantor, conveys and warrants to **Fred Martin and Barbara Martin as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 12 in Block 7 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$185,000.00. (Here comply with requirements of ORS 93.030)

After recording return to: First American Title 395 SW Bluff Drive, Suite 100 Bend, OR 97702 Statutory Warranty Deed - continued

File No.: 7064-3178424 (SNB)

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.

STATE OF

Oregon

County of

This instrument was acknowledged before me on this 26 day of February Morey Que Tosal Notary Public for Oregon My commission expires: 3/13/22

OFFICIAL STAMP MARY ANNE TESCH NOTARY PUBLIC-OREGON COMMISSION NO. 972566 NY COMMISSION EXPIRES MARCH 13, 2022