



2020-004625

Klamath County, Oregon

04/10/2020 11:35:48 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David A. Branham and Elaine L. Branham

1902 Academy Ave

Klamath Falls, OR 97601

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

David A. Branham and Elaine L. Branham

1902 Academy Ave

Klamath Falls, OR 97601

File No. 353557AM

STATUTORY WARRANTY DEED

Alice F. Lewis and Jesse W. Martin, as Trustees of the Alice F. Lewis and Jesse W. Martin Revocable Living Trust.,

Grantor(s), hereby convey and warrant to

David A. Branham and Elaine L. Branham, as Tenants by the Entirety,

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 Southwesterly 100 feet of Lot 1, Block 73, BUENA VISTA ADDITION being the portion of said Lot 1 lying Southwesterly of a line drawn 40 feet Southwesterly of and parallel to the Northeasterly line of said Lot 1, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$170,000.00.

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:

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 8th day of April, 2020

The Alice F. Lewis and ~~Jesse~~ ^{Jesse} W. Martin Revocable Living Trust

By: Alice F. Lewis Trustee
Alice F. Lewis, Trustee

By: Jesse W. Martin Trustee
Jesse W. Martin, Trustee

State of Arizona } ss.
County of La Paz }

On this 8th day of April, 2020, before me, Patricia Denton a Notary Public in and for said state, personally appeared Alice F. Lewis and ~~Jesse~~ ^{Jesse} W. Martin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Alice F. Lewis and ~~Jesse~~ ^{Jesse} W. Martin Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee. ^{*Jesse}

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Patricia Denton
Notary Public for the State of AZ

Residing at: 41306 N Castle Hot Springs Rd Morristown, AZ 85342

Commission Expires: Jan 06, 2024

