

2020-008015

Klamath County, Oregon

06/30/2020 03:47:20 PM

Fee: \$92.00

Return To:



After Recording Return to:

**Equity Trust Company Custodian FBO Andrew R.
Waler IRA #200066688 50.00% Undivided Interest
PO Box 8519
Coburg, OR 97408-1313**

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

**File No. DE10593
AmeriTitle # 382317AM**

STATUTORY WARRANTY DEED

Richard A. Martin, Jr. and Melani J. Martin, as tenants by the entirety

herein called grantor, convey(s) and warrant(s) to

**Equity Trust Company Custodian FBO Andrew R. Waler IRA #200066688 50.00% Undivided
Interest, and Equity Trust Company Custodian FBO Donald Waler Jr. Bene IRA Donald Waler Sr.
Decd IRA #200159180 50.00% Undivided Interest,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

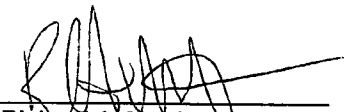
**SEE ATTACHED EXHIBIT "A"
(10883, 2407-007A0-04700)**

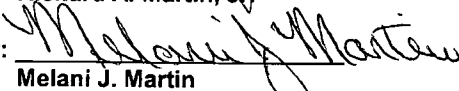
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$50,000.00**.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

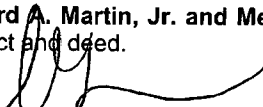
Dated: June 19, 2020

By: 
Richard A. Martin, Jr.

By: 
Melani J. Martin

STATE OF OREGON, County of Deschutes) ss.

On ²⁹~~June 19~~, 2020, personally appeared the above named **Richard A. Martin, Jr. and Melani J. Martin** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 1/23/2021

Official Seal



File No.: 382317AM

~~RECEIVED~~

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 45 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.