



**2020-015391**

**Klamath County, Oregon**

11/24/2020 02:10:02 PM

Fee: \$87.00

TITLE NO. 423789AM/0323696  
ESCROW NO. VP20-2147 JW  
TAX ACCT. NO. 165519  
MAP/TAX LOT NO. 2607-001C0-10000

**GRANTOR**

JAMES E. TOBIN and JANET S. TOBIN

**GRANTEE**

BRYSON MARTELL and DIANE MARTELL  
32570 HATFIELD STREET  
COBURG, OR 97408

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADe TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

JAMES E. TOBIN and JANET S. TOBIN, as tenants by the entirety, Grantor,  
conveys and warrants to  
BRYSON MARTELL and DIANE MARTELL, not as tenants in common, but with the right of survivorship,  
Grantee,  
the following described real property free of encumbrances except as specifically set forth herein:

Lot 6 in Block 2, TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon

The true consideration for this conveyance is \$130,000.00.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.**

Except the following encumbrances:  
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 24th day of NOV., 2020.

James E. Tobin  
JAMES E. TOBIN

Janet S. Tobin  
JANET S. TOBIN

State of Oregon  
County of Lane

This instrument was acknowledged before me on NOV. 24, 2020 by JAMES E. TOBIN and JANET S. TOBIN.

Mary Jill Welsh  
(Notary Public for Oregon)  
My commission expires 7/17/2023

