



2021-001764

Klamath County, Oregon

02/05/2021 01:20:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Brian McMartin and Hanna McMartin

83207 Rodgers Rd.

Creswell, OR 97426

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

Brian McMartin and Hanna McMartin

83207 Rodgers Rd.

Creswell, OR 97426

File No. 434546AM

STATUTORY WARRANTY DEED

Judy Hodge, who acquired title as Judy Hansen also known as Judy Sckocley-Hodge also known as Judy Shockley,

Grantor(s), hereby convey and warrant to

Brian McMartin and Hanna McMartin, 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 SE1/4 of the NE1/4, the NE1/4 of the SW1/4 and the N1/2 of the SE1/4 of Section 27, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$95,000.00.

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 4th day of February, 2021.

Judy A Hodge
Judy Hodge
A

State of Arizona ss
County of Mohave

On this 4th day of Feb, 2021, before me, April Wolff a Notary Public in and for said state, personally appeared Judy Hodge, ~~known or identified to me~~ to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that ~~he~~ she ~~they~~ executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

April Wolff
Notary Public for the State of Arizona
Residing at: Mohave
Commission Expires: OCT 3RD 2024

