

2021-006898

Klamath County, Oregon



00279273202100068980010016

05/03/2021 03:06:13 PM

Fee: \$82.00

After recording return to:

Milton E. Gifford, P.C.

P.O. Box 247

Cottage Grove, OR 97424

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

Deven D. Martin

958 66th St.

Springfield, OR 97478

WARRANTY DEED

DEREK M. MARTIN, successor trustee under the MARTIN LIVING TRUST, dated April 7, 1995, 82840 Clayton, Rd., Creswell, OR 97426, Grantor, conveys and warrants to DEVEN D. MARTIN and PATRICIA E. MARTIN, husband and wife, 958 66th St., Springfield, OR 97478, a 50% interest and DEREK M. MARTIN and MARCI A. MARTIN, trustees or their successors in trust under the DEREK M. MARTIN & MARCI A. MARTIN LIVING TRUST dated April 1, 2021, P. O. Box 717, Creswell, OR 97426, a 50% interest, Grantees, as tenants in common, in the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 25, Block 8, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Account #R162727; Map & Tax Lot: R-2607-001A0-01700-00)

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"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."

Date this April 20, 2021.

 TRUSTEE

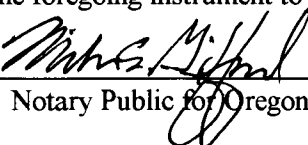
DEREK M. MARTIN, Trustee

Martin Living Trust dated April 7, 1995

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named DEREK M. MARTIN, trustee under the Martin Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed this April 20, 2021.

Before me:


Notary Public for Oregon

