



2021-012948

Klamath County, Oregon

08/24/2021 02:12:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Christopher Martinez and Jose Roque Martinez and  
Mary Martinez

400 Ternie Ln.

Crescent City, CA 95531

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

Christopher Martinez and Jose Roque Martinez and  
Mary Martinez

400 Ternie Ln.

Crescent City, CA 95531

File No. 468364AM

### STATUTORY WARRANTY DEED

**Andrew Stuedli,**

Grantor(s), hereby convey and warrant to

**Christopher Martinez, individually and Jose Roque Martinez and Mary Martinez, as Tenants by the Entirety,  
all with right of survivorship,**

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:

**That portion of Lots 5 and 6 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon,  
and of Jefferson Street, described as follows:**

**Beginning at a point 560 feet North 51 ° 15' West of a point 60 feet North 38 ° 45' East of the Northeast  
corner of Block 12, ORIGINAL TOWN OF KLAMATH FALLS, OREGON; thence North 51 ° 15' West 56  
feet; thence North 38 ° 45' East 80 feet; thence South 51 ° 15' East 56 feet; thence South 38 ° 45' West 80 feet  
to the point of beginning.**

The true and actual consideration for this conveyance is \$175,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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 18<sup>th</sup> day of Aug, 2021.

Andrew Stuedli  
Andrew Stuedli

State of Oregon } ss  
County of Klamath }

On this 18<sup>th</sup> day of August, 2021, before me Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Andrew Stuedli, 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.

Marjorie Anne Stuart  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 5/18/2025

