



2022-006940
Klamath County, Oregon
06/02/2022 01:36:01 PM
Fee: \$92.00

AFTER RECORDING, RETURN TO:
Peter E. Martin, Trustee

PO Box 23

Marylhurst OR 97036

SEND TAX STATEMENTS TO:
Peter E. Martin, Trustee
PO Box 23
Marylhurst OR 97036

STATUTORY WARRANTY DEED

(ORS 93.850)

Peter E. Martin, Trustee of the Brennan Morrigan Revocable Living Trust dated June 29, 2006, ("Grantor"), conveys and warrants to Peter E. Martin, Trustee of the Martin Family Trust dated June 29, 2006, ("Grantee"), the following described real property:

Land in Klamath County, Oregon, described more particularly in Exhibit A, attached hereto.

The true consideration for this conveyance is \$_____0.00_____.

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, 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 25th day of May, 2022.

Grantor

By: 

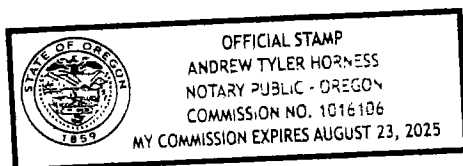
Its: Trustee


STATE OF OREGON

COUNTY OF Clatsop }

ss.

The foregoing instrument was acknowledged before me on this 25 day of May, 2022, by Peter E. Martin who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.





Printed Name: Andrew Horness

Notary Public in and for the State of Oregon

EXHIBIT 'A'

A tract of land situated in the Southwest quarter of the Southeast quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a point on the North right of way line of the County Road known as Hilyard Avenue, 30 feet North and at right angles from the center line of Hilyard Avenue, this point of beginning being North 0 degrees 04 minutes West a distance of 30 feet and North 89 degrees 56 minutes East a distance of 514.1 feet from the iron axle which marks the quarter corner common to Sections 1 and 12 in Township 39 South, Range 9 East of the Willamette Meridian, thence North 29 degrees 06 minutes East and along the line of property conveyed to Edward D. and Ester V. Ault by deed recorded in Volume 252, page 435 of Klamath County Deed Records, a distance of 552.6 feet, more or less, to the Southerly right of way line of the Dalles-California State Highway; thence North 46 degrees 09 minutes West along said right of way line a distance of 334.2 feet to a point; thence South 43 degrees 51 minutes West a distance of 405.8 feet to a point; thence South 3 degrees 24 minutes East a distance of 415 feet, more or less, to the North line of said Hilyard Avenue; thence North 89 degrees 56 minutes East along said North line of Hilyard Avenue a distance of 230 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 19, 1972, in Volume M-72, page 6558.