



After recording return to:
John Nils Martinsson and Allison Cook
Martinsson
14060 SW Sexton Mountain Drive
Beaverton, OR 97008

Until a change is requested all tax
statements shall be sent to the
following address:
John Nils Martinsson and Allison Cook
Martinsson
14060 SW Sexton Mountain Drive
Beaverton, OR 97008

File No. 7161-3967434 (SL)
Date: July 22, 2022

THIS SPACE RESERVED FOR RECORD

2022-009306

Klamath County, Oregon

07/29/2022 09:04:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Marcia Magness, Grantor, conveys and warrants to **John Nils Martinsson and Allison Cook Martinsson, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$345,000.00**. (Here comply with requirements of ORS 93.030)

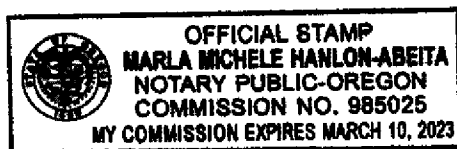
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 25 day of July, 2022.

Marcia Magness by Tonya Magness as attorney-in-fact
 Marcia Magness by Tonya Magness as Attorney-in-fact

STATE OF Oregon)
)ss.
 County of Klamath)

This instrument was acknowledged before me on this 25 day of July, 2022 by **Tonya Magness, as attorney-in-fact for Marcia Magness.**



Marla U
 Notary Public for Oregon
 My commission expires: 3/10/2023

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 2, BLOCK 9, TRACT NO. 1091, LYNNEWOOD ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 61° 30' 00" EAST, 48.79 FEET TO THE CORNER COMMON TO LOTS 2 AND 3 OF SAID BLOCK 9; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 61° 30' 00" EAST 198.21 FEET, CENTRAL ANGLE = 13° 07' 02" AND LONG CHORD BEARS SOUTH 35° 03' 31" WEST FOR 45.28 FEET) 45.38 FEET TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF VISTA WAY AND THE SOUTHERLY PROJECTION OF THE LINE COMMON TO LOTS 1 AND 3 OF SAID BLOCK 9; THENCE NORTH 15° 37' 04" WEST 62.66 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SAID TRACT NO. 1091 LYNNEWOOD.

NOTE: This Legal Description was created prior to January 01, 2008.