

Returned at Counter

After recording return to:
Daniel N Martin
4975 Chilly Valley Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Daniel N Martin
4975 Chilly Valley Lane
Klamath Falls, OR 97603

2023-004344
Klamath County, Oregon



06/07/2023 11:26:56 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

J Double D Enterprises, LLC, an Oregon Limited Liability Company

Grantor(s), hereby convey and warrant to

Daniel N Martin and Jackie L Martin, 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:

See Exhibit A attached hereto and made a part hereof by this reference

The true and actual consideration for this conveyance is \$ other than \$

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 6th day of June, 2023

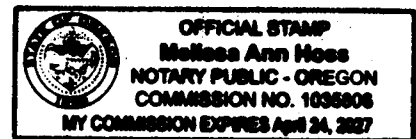
J Double D Enterprises, LLC

[Signature]
Don Purio, Member

[Signature]
Daniel N Martin, Member

[Signature]
Jackie L Martin, Member

State of Oregon
County of Klamath
This instrument was acknowledged before me on June 6, 2023
by Don Purio, Daniel N Martin, Jackie L Martin
as Members
of J Double D Enterprises, LLC, an Oregon Limited Liability Company



[Signature]
(Notary Public for Oregon)
My commission expires April 24, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 4:

Lots 1, 2, 3, 4, 5, 6 and the Westerly 1/2 of Lots 7, 8, 9, 10, 11 and 12, Block 5; Lots 1, 2, 3, 4, 5 and 6, Block 6; Lots 1, 2, 3, 4, 5 and 6, Block 7, all of Blocks 8 and 9; Lots 1, 2, 3, 4, Block 10; CHELSEA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH vacated Coolidge Street and those portions of vacated Nungesser Avenue and Linbergh Street which inured thereto by operation of law.