



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
John Nils Martinsson  
1273 Lynnewood Blvd.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
John Nils Martinsson  
1273 Lynnewood Blvd.  
Klamath Falls, OR 97601  
File No. 622240AM

STATUTORY WARRANTY DEED

Robin Pike,  
Grantor(s), hereby convey and warrant to

John Nils Martinsson,  
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:

The West half of the Northwest Quarter (W1/2 of the NW1/4) and the North half of the Southwest Quarter (N1/2 of the SW1/4) in Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, Section 35:

The true and actual consideration for this conveyance is \$150,000.00.  
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:

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 14 day of Feb 2024

Robin Pike  
Robin Pike

State of Oregon } ss  
County of Jackson }

On this 14 day of February, 2024, before me, Rhonda Jean Young a Notary Public in and for said state, personally appeared Robin Pike, 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.

Rhonda Jean Young  
Notary Public for the State of Oregon  
Residing at: Jackson County Oregon  
Commission Expires: 11-13-26

