



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007064

Klamath County, Oregon

08/13/2025 08:42:01 AM

Fee: \$92.00

After recording return to:

Levi B. Justman and Bethany D. Justman

4625 Laverne Ave

Klamath Falls, OR 97603

2025-007133

Klamath County, Oregon

08/14/2025 11:13:01 AM

Fee: \$92.00

Until a change is requested all tax statements shall be

sent to the following address:

Levi B. Justman and Bethany D. Justman

4625 Laverne Ave

Klamath Falls, OR 97603

File No. 1003071

Rerecorded at the request of county to correct date. Previously recorded in book 2025 page 007064

STATUTORY WARRANTY DEED

Martinsson Land Holdings, LLC., an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant to

Levi B. Justman and Bethany D. Justman 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:

All of the S1/2 NW1/4 SE1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion conveyed for County Road by Deed recorded July 1, 1960 in Volume 322, page 357, Klamath County Deed Records.

The true and actual consideration for this conveyance is \$145,000.00.

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:

Real property taxes due, if any, but not yet 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: 08/11/2025

Martinsson Land Holdings, LLC., an Oregon Limited Liability Company

By: John Nils Martinsson
John Nils Martinsson, Member

State of Oregon) ss
County of Klamath) August

On this 11th day of August, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared John Nils Martinsson known or identified to me to be the Member in the Limited Liability Company known as Martinsson Land Holdings, LLC., an Oregon Limited Liability Company who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

