

KNOW ALL MEN BY THESE PRESENTS, That Betty Ahern

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Earl J. Martin and Marcia Martin, husband and wife

, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot Seven (7), Block Eighteen (18), Third Addition to River Pine Estates,
Klamath County, Oregon according to the official plat thereof on file with the
County Clerk of Klamath County and Subject to the Building and Use Restrictions
appurtenant thereto and on file in Volume M-73 at page 6940 Deed Records.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT: Covenants, Conditions, Reservations, Restrictions, Rights,
Rights of Way and Easements now of Record, if any.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2195.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the whole consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 19th day of June, 1973

Betty Ahern

STATE OF OREGON, County of Deschutes) ss. June 19, 1973

Personally appeared the above named Betty Ahern

and acknowledged the foregoing instrument to be Her voluntary act and deed.

Before me: *Bun Richard*
Notary Public for Oregon
My commission expires FEB. 8, 1977

NOTE-The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Earl J. Martin EtUx
Hackett Dr., Star Rt.
Gilchrist, Oregon 97737

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
28 day of June, 1973,
at 11:40 o'clock A.M., and recorded
in book M-73 on page 8149 or as
filing fee number 78257, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title

By *Hazel Drayton* Deputy

fee 2.00