

MICHAEL R. ST. MARTIN and CAROLYN M. ST. MARTIN, as tenants by
the entirety hereinafter called grantor, convey(s) to
STERN SKEEN and BETTY SKEEN, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

Lot 44 in Block 1, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. Warranty Clearance Easement, including the terms and provisions thereof, in favor of United States of America dated May 28, 1964, recorded June 12, 1964 in Book 353 at page 455, Records of Klamath County, Oregon. An easement created by instrument, including the terms and provisions thereof, Dated: September 15, 1969, Recorded: September 24, 1969, Book: M-69 Page: 8242, In favor of: South Suburban Sanitary District For: Sewer line 10 feet in width.

continued

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
 as set out in this document

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$33,500.00.

Dated this 1 day of April, 1977.

Michael R. St. Martin
 Michael R. St. Martin
Carolyn M. St. Martin
 Carolyn M. St. Martin

STATE OF OREGON, County of Klamath) ss.

On this 1st day of April, 1977 personally appeared the above named
Michael R. St. Martin and Carolyn M. St. Martin and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallama
 Notary Public for Oregon
 My commission expires: 6-13-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

ST. MARTIN

TO

SKEEN

After Recording Return to: T/A

Taxes to:
 First National Bank of Oregon
 P.O. Box 3131
 Portland, OR 97208

STATE OF OREGON,

) ss.

County of _____)

I certify that the within instrument was received for record
 on the _____ day of _____, 19____,
 at _____ o'clock _____ M. and recorded in book _____
 on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title
 _____ Deputy

EXCEPTIONS CONTINUED:

9121

ALSO SUBJECT TO:

Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$26,400.00, Dated: September 26, 1975, Recorded: September 26, 1975, Book: M-75 Page: 11761, Trustor: Michael R. St. Martin and Carolyn M. St. Martin, husband and wife, Trustee: Transamerica Title Insurance Company, Beneficiary: First National Bank of Oregon, which grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 25th day of DEEDS 3:32 A. D. 1977 at 3:32 o'clock P. M., and
duly recorded in Vol. M 77, of DEEDS on Page 9120
FEE\$ 6.00

Wm D. MILNE, County Clerk
By Gazel Drazel