

TA 38-20341-2-J

76553

WARRANTY DEED (INDIVIDUAL)

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JOHN R. MARTIN and KAREN D. MARTIN, HUSBAND and wife
JOHN O. STONE, JR. and URSULA B. STONE, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 2, Block 2, BANYON PARK, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the city of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Banyon Park.
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded December 30, 1970 in book M-70 on page 11421.

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 \$ 50,000.00.

Dated this 5th day of November, 1979.

John R. Martin
JOHN R. MARTIN
Karen D. Martin
KAREN D. MARTIN

STATE OF OREGON, County of Klamath

November

) ss.

John R. Martin and Karen D. Martin, 1979 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Julia J. Smith
Notary Public for Oregon

My commission expires: 2/14/81

* 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)

TO

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 6th day of November, 1979, at 10:40 o'clock A.M. and recorded in book M79 on page 26137 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha Hetch

Deputy

Fee \$3.50

After Recording Return to:
Mr. and Mrs. John A. Stone Jr.
4939 Sumac Court
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry St. S.E.
Salem, OR 97310