

KNOW ALL MEN BY THESE PRESENTS, That JOHN B. VARGAS and JULIA F. VARGAS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY MARTINO and MICHELE A. MARTINO, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 22, Block 91, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. An easement created by instrument, including the terms and provisions thereof, recorded January 29, 1953, in Volume 259, page 28, Deed Records of Klamath County, Oregon, in favor of The Pacific Telephone and Telegraph Company, for pole line.
2. Reservations as contained in plat dedication.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 21, 1965, in Volume M65, page 165, Microfilm Records of Klamath County, Oregon.
4. Subject to Highway 66 Unit 4 Road Maintenance Association, recorded May 22, 1974, Volume M74, page 6382, Microfilm Records of Klamath County, Oregon.

(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 as stated above or those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful 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 \$ 2,500.00

Howsoever the actual consideration consists of cash, notes, other property or value given or promised, or by the whole or any consideration, indicate which.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of March, 19 81; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Handwritten signatures of John B. Vargas and Julia F. Vargas.

JOHN B. VARGAS

JULIA F. VARGAS

STATE OF OREGON, County of Klamath, 19 81 ss.

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, March 2, 19 81 ss.

Personally appeared the above named JOHN B. VARGAS and JULIA F. VARGAS, husband and wife

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

Notary Public for Oregon My commission expires: 6/19/83

(OFFICIAL SEAL)

Mr. & Mrs. John B. Vargas 7401 21st Street Tacoma, WA 98466

Mr. & Mrs. Rodney Martino 1560 Foxworthy Avenue San Jose, CA 95118

After recording return to: SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of March, 19 81, at 12:11 o'clock P.M., and recorded in book M81 on page 3805, or as file/reel number 96647, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk Recording Officer By Berntha A. Helack Deputy

SPACE RESERVED FOR RECORDER'S USE