

60638

WARRANTY DEED DONALD G. MARTIN

KNOW ALL MEN BY THESE PRESENTS That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARGARET M. BAUWENS, 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:

The South one-half of Lot 12 in Block 5, FIRST ADDITION to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

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 on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$9,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00. The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030. 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 17th day of April, 1986; 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.

DONALD G. MARTIN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. April 19 1986. Personally appeared the above named DONALD G. MARTIN

STATE OF OREGON, County of ss. Personally appeared 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: (OFFICIAL SEAL)

Before me: Kristi L. Redd Notary Public for Oregon My commission expires: 11/16/87

Notary Public for Oregon My commission expires:

Donald G. Martin P.O. Box 141 Chiloquin, OR 97624 GRANTOR'S NAME AND ADDRESS

Margaret M. Bauwens 12045 Ranchito St. El Monte, CA 91732 GRANTEE'S NAME AND ADDRESS

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, 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 or as file/record number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

- continued on the reverse side of this deed -

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.  
Amount: \$121.90 plus interest Account No.: 3407-34DA-2300 Key No.: 201560
2. Taxes for the fiscal year 1984-1985, delinquent.  
Amount: \$108.95 plus interest Account No.: 3407-34DA-2300 Key No.: 201560
3. Taxes for the fiscal year 1983-1984, delinquent.  
Amount: \$106.19 plus interest Account No.: 3407-34DA-2300 Key No.: 201560
4. Taxes for the fiscal year 1982-1983, delinquent.  
Amount: \$162.09 plus interest Account No.: 3407-34DA-2300 Key No.: 201560  
named on the reverse of this deed

The Grantee/has agreed to assume and pay in full the above described Real Property Taxes mentioned in #'s 1 through 4 and Grantee has further agreed to pay these taxes after the date of this deed, but shall not allow the property to go into tax foreclosure.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 23rd day  
of April A.D., 19 86 at 4:03 o'clock P M., and duly recorded in Vol. M86  
of \_\_\_\_\_ on Page 6993  
Deeds

FEE \$14.00

Evelyn Biehn, County Clerk  
By Ram Smith