

65544

KNOW ALL MEN BY THESE PRESENTS. That **TIMOTHY PAUL MARTIN and CATHY ELIZABETH MARTIN**, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **LARRY HOFF and CHERYLE HOFF**, husband and wife, 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:

Lots 7 and 8 in Block 6 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated September 25, 1981, and recorded September 25, 1981, in Volume M81, page 17160, Microfilm Records of Klamath County Oregon, between Timothy Paul Martin & Cathy Elizabeth Martin, as Mortgagors and State of Oregon represented and acting by the Director of Veterans' Affairs, as Mortgagee. The Grantees named herein agree to assume and pay in full this Mortgage described above.

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 those of record and stated above 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 \$ 29,256.48. (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 3rd day of September, 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.

(If executed by a corporation, affix corporate seal)

Timothy Paul Martin
TIMOTHY PAUL MARTIN

Cathy Elizabeth Martin
CATHY ELIZABETH MARTIN

STATE OF OREGON, County of _____, ss.
_____, 19____.

STATE OF OREGON, } ss.
County of Klamath }
September 3, 1986

Personally appeared the above named
TIMOTHY PAUL MARTIN and CATHY ELIZABETH MARTIN

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Timothy Paul Martin & Cathy Elizabeth Martin
L932 Cone
Eugene, OR 97402
GRANTOR'S NAME AND ADDRESS

Larry Hoff & Cheryle Hoff
5833 Valley Court
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of September, 1986, at 8:41 o'clock A.M., and recorded in book M86 on page 15908 or as file/reel number 65544.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Ann Smith* Deputy

Fee: \$10.00