

WARRANTY DEED

79378

RICHARD E. BATES AND CAROLINE

KNOW ALL MEN BY THESE PRESENTS, That
J. BATES, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE ROY MARTIN, SR. and DOROTHY E. MARTIN, 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 10 in Block 2 of FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 apparent to the land as of the date of this instrument, 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 \$57,000.00. (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 16th day of September, 1987; 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)

Richard E. Bates

Caroline J. Bates

STATE OF OREGON, County of Klamath, 1987.

STATE OF OREGON,
County of Klamath,
September 16, 1987.

Personally appeared the above named
Richard E. Bates and Caroline J. Bates

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

Notary Public for Oregon
My commission expires 7-6-90

Notary Public for Oregon
My commission expires:

Personally appeared _____, and
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

Mr. and Mrs. Richard E. Bates

214 NE 9th
Oakland, OR 97462

Mr. and Mrs. Wayne Martin

3002 Raymond St
Klamath Falls, OR 97601

After recording return to
Klamath 1st Federal Svc
540 Main St
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Same as above

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
16th day of September, 1987,
at 3:48 o'clock P.M., and recorded
in book M87 on page 16845 or as
file/reel number 79378.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

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

Fee : \$10.00