

84491

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM LEE MACKENSTADT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSE L. MARTINEZ & MARY K. MARTINEZ, 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:

The East one-half of Lots 11 and 12, Block 32, WEST KLAMATH, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon, TOGETHER with that portion of vacated First Street which inured thereto.

Tax Account No.: 3908 13DA 700

in ***favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs which the Grantees assumes and agrees to pay.

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with the Mortgage in*** 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 \$ 18,000.00. 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 18 day of February, 19 88, 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.

William Lee Mackenstadt
William Lee Mackenstadt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
February 18, 19 88

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

Personally appeared, the above named
William Lee Mackenstadt
and acknowledged the foregoing instrument to be his voluntary act and deed.

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

(OFFICIAL SEAL)

Dorene J. Tucker
Notary Public for Oregon
My commission expires: 6-16-88

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mackdenstadt
5236 Harlan Dr
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Martinez
RT 3 BOX 233
Klamath Falls, OR 97601

After recording return to:
Martinez
above address

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veterans Affairs
700 Summer Street NE
Salem, OR 97310-1201
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of February, 19 88, at 9:04 o'clock A.M., and recorded in book M88 on page 2363 or as file/reel number 84491.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith Recording Officer Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$10.00