

OK

84949

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 ALFRED L. EDGAR AND JUDY A. EDGAR, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTEO MARTINEZ
 AND MERCEDES MARTINEZ, 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:

Lot 6 in Block 29 Tract 1113, Oregon Shores Unit 2, according to the official plat thereof on file in the office of the County Clerk 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
 Subject to easements and rights of way of record and apparent on the land.

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 \$44,500.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 4th day of March, 1988; 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.

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.

ALFRED L. EDGAR

JUDY A. EDGAR

STATE OF OREGON

County of Klamath } ss.
 March 4, 1988

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

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 _____

Personally appeared the above named Alfred
 Edgar + Judy A. Edgar
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
 Notary Public for Oregon
 My commission expires: 6-21-88

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.
 Before me:

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. + Mrs. Timoteo Martinez
 P.O. Box 212
 Chiliquin, Ore. 97624
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 M. + Mrs. Timoteo Martinez
 P.O. Box 212
 Chiliquin, Ore. 97624
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of March, 1988, at 3:58 o'clock P.M., and recorded in book/reel/volume No. M88 on page 3135 or as fee/file/instrument/microfilm/reception No. 84949, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernethard Ketch Deputy

Fee \$10.00