

CK

85278

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DELBERT L. PETERSON & DOROTHY M. PETERSON,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THERESA LYNN MARTINEZ & ERNIE LEE 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 5 in Block 3 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-14AB-8000

(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, EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 50,500.00

~~the sum of Fifty Thousand Five Hundred Dollars (\$50,500.00) in lawful money of the United States, to wit: \$10,000.00 in cash, \$10,000.00 in the form of a check, \$10,000.00 in the form of a promissory note, and \$20,500.00 in the form of a mortgage.~~

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 11 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.

STATE OF OREGON )  
County of Washburn ) ss.  
March 11, 1988

Personally appeared the above named

Delbert L. Peterson and Dorothy M. Peterson

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

Before me:

Linda M. Holbrook  
Notary Public for Oregon Washburn  
My commission expires: 6-29-91

STATE OF OREGON, County of Washburn ) ss.  
March 11, 1988

Personally appeared Delbert L. Peterson and Dorothy M. Peterson 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

DELBERT L. PETERSON & DOROTHY M. PETERSON

GRANTOR'S NAME AND ADDRESS

THERESA LYNN MARTINEZ & ERNIE LEE MARTINEZ

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

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 15th day of March, 1988, at 4:24 o'clock P.M., and recorded in book/reel/volume No. M88 on page 3667 or as fee/file/instrument/microfilm/reception No. 85278, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$10.00