

87058

K-40562
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. 288 Page 7165

KNOW ALL MEN BY THESE PRESENTS, That
WILLIAM JACOB MARTENS AND ELAINE MARIE MARTENS, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RANDALL L. MOYER AND JOYCE R. MOYER, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 19 in Block 4 First Addition to Banyon Park, 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

See attached Exhibit A

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
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 5th day of May, 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 DE-
SCRIBED 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 Klamath } ss.
May 5, 1988

Personally appeared the above named Elaine
Marie Martens
and acknowledged the foregoing instru-
ment to be her voluntary act and deed

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

William Jacob Martens by Elaine
WILLIAM JACOB MARTENS

Elaine Marie Martens
ELAINE MARIE MARTENS

STATE OF OREGON, County of } ss.
May 5, 1988

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 _____

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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mr. Randall L. Moyer
4728 Alpine Drive
Klamath Falls, Ore. 97603

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

Mrs. & Mr. Randall L. Moyer
4728 Alpine Drive
Klamath Falls, Ore. 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SUBJECT TO:

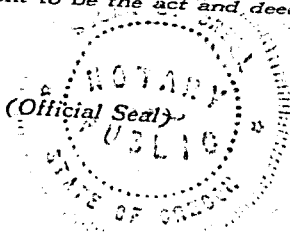
1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Reservations and Restrictions contained on the plat and shown on the dedication of Tract No. 1087, First Addition to Banyon Park.
3. Declaration of conditions and restrictions of Banyon Park Subdivision, First Addition, recorded December 23, 1974, in Volume M74 page 16182, Deed records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, recorded October 7, 1975, in Volume M75 page 12380, Mortgage records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
5. Mortgage, including the terms and provisions thereof, recorded October 30, 1979, in Volume M79 page 25603, Mortgage records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 5TH day of May, 1988 personally appeared Elaine Marie Martens who, being duly sworn (or affirmed), did say that She is the attorney in fact for William Jacob Martens and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Susan A. Cree

(Signature)

My Commission expires - 6-21-88

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title
 of May A.D., 19 88 at 9:24 o'clock A M., and duly recorded in Vol. M88
 of Deeds on Page 7165.

FEE

\$15.00

Evelyn Biehn

By

Bernetha S. Letsch

County Clerk