



KLAMATH COUNTY TITLE COMPANY

**K-41071
STATUTORY WARRANTY DEED
(Individual or Corporation)**

KENNETH H. DUNCAN AND EVELYN R. DUNCAN

Grantor.

Grantee.

conveys and warrants to

DANIEL HERNANDEZ MARTINEZ AND GRACIELA ALVARADO HERNANDEZ,

husband and wife

the following described real property in the County of Klamath and State of Oregon.

Lot 1 in Block 60 Town of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any unpaid charges or assessments of the City of Malin for municipal improvements
2. Trust Deed, including the terms and provisions thereof, recorded in Volume M84 on page 20550, Mortgage records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, which Grantees herein do not assume and agree to pay.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 25th day of November 19 88. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Kenneth H. Duncan
KENNETH H. DUNCAN

Evelyn R. Duncan
EVELYN R. DUNCAN

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 29th day of December 19 88
by Kenneth H. Duncan and
Evelyn R. Duncan

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Debra B. Biehn
Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:

Daniel Hernandez Martinez
P.O. Box 481
Malin, Oregon 97623
NAME, ADDRESS, ZIP

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

Same as above

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 12th day of Jan. A.D., 1989
at 9:48 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 687
Evelyn Biehn, County Clerk
By Debra B. Biehn
Deputy.

Fee, \$8.00

89 JAN 12 AM 9 48