



02033247
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
JAMES CALVIN MARTIN
NICOLE R. MARTIN

894 #C Homedale Rd
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHNATHAN E. GRIFFIN and JUDITH E. GRIFFIN, husband and wife
hereinafter called GRANTOR(S), convey(s) to JAMES CALVIN MARTIN
and NICOLE R. MARTIN, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 9, Block 13, Tract No. 1071, FIRST ADDITION TO THE MEADOWS,
in the County of Klamath, State of Oregon.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of First Addition to the Meadows. 3) Declaration
of Conditions and Restrictions but omitting any restrictions
based on race, color, religion or national origin appearing of
record: Recorded: April 14, 1976 Book: M-76 Page: 5334;
Recorded: July 14, 1976 Book: M-76 Page: 10730; Dedication:
July 14, 1976 Book: M-76 Page: 10732. 4) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Meadows District
Improvement Company, recorded September 29, 1976 in Book M-75 at
page 11801. 5) Regulations, including levies, liens,
assessments, rights of way and easements of the South Suburban
Sanitary District, and as per Ordinance No. 29, recorded May 24,
1983 in Book M-83 at page 8062 and as per Ordinance No. 30,
recorded May 30, 1986 in Book M-86 at page 9346 and as per
Ordinance No. 31, 1986 in Book M-86 at page 9346 and as per
Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page
207. 6) Agreement including the terms and provisions thereof,
dated April 13, 1976, recorded April 14, 1976 in Book M-76 at
page 5337, Microfilm Records, between Meadows District
Improvement Company, Donald L. Sloan and Hazel I. Sloan, husband
and wife, Ronald E. Phair and Lorraine Phair, husband and
wife, Jerry T. Friese and Shelia B. Friese, husband and wife,
Randall Z. Ramey and Gale Ramey, husband and wife, Bristol Court
Development Company; and Klamath Irrigation District, as to
the assessment against subject property for the increased burden
upon Klamath Irrigation District or U.S.B.R. imposed by
monitoring, collecting, storing, settling or treating drain
water discharged into the project system ditches or drains from
subject property. 7) Trust Deed, including the terms and
provisions thereof to secure the amount noted below and other
amounts secured thereunder, if any: Grantor: Kermit D.
Hultgren and Lillie A. Hultgren, husband and wife, Trustee:
Transamerica Title Insurance Company, Beneficiary: First
National Bank of Oregon, Dated: May 10, 1978, Recorded: May
11, 1978 Book: M078 Page: 9646.

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and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$57,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24th day of April, 1989.

Johnathan E. Griffin
JOHNATHAN E. GRIFFIN

Judith E. Griffin
JUDITH E. GRIFFIN

STATE OF OREGON, County of KLAMATH)ss.

May 11, 1989.

Personally appeared the above named JOHNATHAN E. GRIFFIN and JUDITH E. GRIFFIN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Janara Handwerker
Notary Public for OREGON
My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day
of May A.D., 19 89 at 10:35 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 8000.

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline M. Henderson