

2875

MTC-21785D

KNOW ALL MEN BY THESE PRESENTS, That LLOYD A. HARD & MARY L. J. HARD, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN A. MARTINEZ & CHERYL L. MARTINEZ, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 1, Block 5, TRACT NO. 1093, PINE CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3614 030DD 05600

MOUNTAIN TITLE COMPANY

"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."

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 and the above-granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed.

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 \$ 32,000.00. 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, 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 21 day of July, 19 89; 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.

Lloyd A. Hard
Lloyd A. Hard

Mary L. J. Hard
Mary L. J. Hard
STATE OF OREGON, County of _____, 19 _____ ss.

STATE OF OREGON, _____ ss.
County of Klamath, 19 89

Personally appeared the above named
Lloyd A. Hard & Mary L. J. Hard

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 _____

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

_____ 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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

Notary Public for Oregon
My commission expires:

Hard

P.O. Box 24

Bly, OR 97622

GRANTOR'S NAME AND ADDRESS

Martinez

P.O. Box 1055

Cottage Grove, OR 97424

GRANTEE'S NAME AND ADDRESS

After recording return to:

Martinez

above address

NAME, ADDRESS, ZIP

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

Martinez

above address

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was
received for record on the 21st
day of July, 19 89,
at 3:25 o'clock P. M., and recorded
in book M89 on page 13375 or as
file/reel number 2875.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Nuland Deputy

Fee: \$8.00