

KNOW ALL MEN BY THESE PRESENTS, That Ronald A. Martin & Olga Martin, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alden C. Joy & Shirley B. Joy, husband and wife, 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: See Attached Made A Part Herein



"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 all those of record and those 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 \$ 27,500.00

However, the parties hereto have agreed that the above stated consideration shall be deemed to be the full and true consideration for the purpose of this deed and no other consideration shall be required to be shown or proved in any court of law or equity. The parties hereto have agreed that the above stated consideration shall be deemed to be the full and true consideration for the purpose of this deed and no other consideration shall be required to be shown or proved in any court of law or equity.

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 12 day of December, 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.

Ronald A. Martin
Ronald A. Martin

Olga Martin
Olga Martin

CALIFORNIA
STATE OF OREGON,
County of Klamath, ss.
December 12, 19 89

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

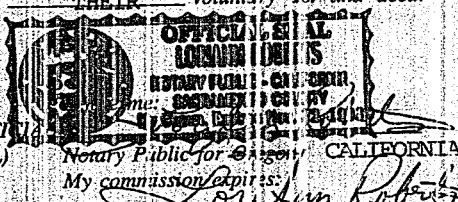
Personally appeared the above named
Ronald A. Martin & Olga Martin

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.

(OFFICIAL
SEAL)



Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Ronald A. Martin & Olga Martin
2940 Stanford Lane
Eldorado Hills, Ca 95630

Alden C. Joy & Shirley B. Joy
1321 Wilford
Klamath Falls, OR 97601

Alden C. Joy & Shirley B. Joy
1321 Wilford
Klamath Falls, OR 97601

Alden C. Joy & Shirley B. Joy
1321 Wilford
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

25171

Lot 24, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

AND ALSO beginning at the Southeast corner of Lot 24 in Block 13 of Fairview Addition; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the place of beginning, being a portion of the NW1/4 SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3309 029DB 02400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 29 day
of Dec A.D. 19 49 at 12:21 o'clock P M., and duly recorded in Vol. M89,
of Deeds on Page 25170.

FEE 13.00

Evelyn Biehn County Clerk

By Bernetha A. Hirsch