

KNOW ALL MEN BY THESE PRESENTS, That

JACK N. MARTIN and LOIS E. MARTIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
MARK S. HEMSTREETthe 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:

Lots 1, 2, 3, 4, and 5, Block 4; Lots 9 and 10, Block 8, also the E $\frac{1}{2}$  of the vacated alley adjacent to said Lots; Lots 6, 7, 8, 9, and 10, Block 12; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 19, SAVING AND EXCEPTING that portion of Lot 5, Block 19, deeded to the State of Oregon, by and through its State Highway Commission, recorded in Deed Volume 334, page 236, records of Klamath County, Oregon, all in OPPORTUNITY ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-020BC-00600, #3809-020BC-00800, #3809-020BC-01500, #3809-020BC-02000, #3809-020BC-02100, and #3809-020BC-02700.

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 all those of record and those apparent upon the land 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 \$ 95,000.00

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 8th day of March, 19 90; 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.

Jack N. Martin  
JACK N. MARTIN

Lois E. Martin  
LOIS E. MARTIN

STATE OF OREGON,  
County of Klamath ss.  
March 8, 19 90

Personally appeared the above named  
JACK N. MARTIN and LOIS E. MARTIN

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 11/16/91

STATE OF OREGON, County of \_\_\_\_\_ ss.  
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 \_\_\_\_\_, 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: \_\_\_\_\_

JACK N. MARTIN and LOIS E. MARTIN

1841 Lowell

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

MARK S. HEMSTREET

11600 SW Barnes Road, Suite 200

Portland, OR 97225

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of March, 19 90, at 2:40 o'clock P M., and recorded in book M90 on page 4582 or as file/reel number 12258, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mueland, Deputy

Fee \$28.00

90 MAR 12 PM 2 40

MOUNTAIN TITLE COMPANY

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