

1703i

WARRANTY DEED

Vol. m90 Page **13155**KNOW ALL MEN BY THESE PRESENTS, That DAVID L. WILLIAMS AND JEAN M. WILLIAMS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. MARTIN AND JANE MARTIN, 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 REVERSE SIDE OF THIS INSTRUMENT

"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 has lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 82,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 2nd day of July, 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.

David L. Williams
David L. Williams

Jean M. Williams
Jean M. Williams

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

STATE OF OREGON,)
County of Klamath) ss.
July 2, 19 90

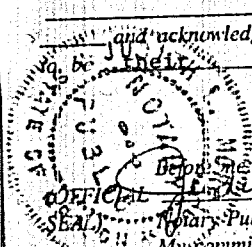
Personally appeared the above named _____
David L. Williams and
Jean M. Williams

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: _____



David L. Williams and Jean M. Williams
c/o KFF

GRANTOR'S NAME AND ADDRESS

Robert A. Martin and Jane Martin
5121 Etna St.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

13156

MTC NO: 23847

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southwest corner of Lot 47 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South 89 degrees 33' 00" East along the South boundary of said Elmwood Park, 34.73 feet to an old fence, thence South 03 degrees 21' 42" East along said old fence and the extension thereof, 193.65 feet to a point on a curve on the Northerly right of way line of the U.S.R.S. Klamath Project A-3 lateral; thence along the arc of a 175.99 foot radius curve to the right (delta= 36 degrees 33' 06"; long chord = South 83 degrees 31' 47" West, 110.38 feet) 112.27 feet to a 1/2 inch iron pin at the end of curve; thence North 78 degrees 11' 40" West continuing along said lateral right of way line, 82.94 feet to a 1/2 inch iron pin at the intersection of said lateral right of way line with the Easterly right of way line of South Etna Street, a county road; thence along said Easterly right of way line and the arc of a 170.73 foot radius curve to the left (delta = 53 degrees 41' 18"; long chord = North 83 degrees 50' 39" West, 154.19 feet) 159.78 feet to the end of said curve; thence North 57 degrees 00' 00" West, 14.76 feet to a 1/2 inch iron pin; thence leaving said Easterly right of way line North 78 degrees 30' 37" East, 239.41 feet to the point of beginning.

Tax Account No: 3909 014BC 02300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day
of July A.D., 19 90 at 3:51 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 13155.
Evelyn Biehn County Clerk

FEE \$33.00

By Pauline Melendore