

OK

18607

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FAIR TRADES INCORPORATED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rick Martinez, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 5 Block 10 SUN FOREST ESTATES TRACK 1060 Tax account No. 2310-36c0-6100

RECEIVED

AUG 7 1990

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 2,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of August, 1990; 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.

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.

STATE OF OREGON, } ss.
County of Deschutes
August 6, 1990

Personally appeared the above named
Edward P. O'Neill

and acknowledged the foregoing instrument to be his voluntary act and deed

(OFFICIAL SEAL)

Before me: Lita D. Dorning
LITA D. DORNING

NOTARY PUBLIC for the STATE OF OREGON
My Commission Expires: 4-12-94

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

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: _____

(If executed by a corporation, affix corporate seal)

Fair Trades Inc.
354 S.W. 7th Street
Redmond, Or. 97756

GRANTOR'S NAME AND ADDRESS

Rick Martinez
12870 S.W. 1st Street
Beverton, Or. 97005

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rick Martinez
12870 S.W. 1st Street
Beverton, Or. 97005

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of Aug., 1990, at 9:43 o'clock A.M., and recorded in book/reel/volume No. M90 on page 15861 or as fee/tile/instrument/microfilm/reception No. 18607, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$28.00 By Pauline Nuttall Deputy

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