



K-42785

STATUTORY WARRANTY DEED
 (Individual or Corporation)

JOSEPH M. PEREZ

, Grantor,

conveys and warrants to STEPHEN A. MARTIN AND LOUISE A. MARTIN, husband and wife

, Grantee,

the following described real property in the County of KLAMATH and State of Oregon.

A portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 S.R. 6, E.W.M., more particularly described as follows:

Beginning at the intersection of the centerline of a 20 foot wide private roadway with the South line of Harriman Park Subdivision, said point being South 12°04' East a distance of 228 feet, more or less, from the most Southerly corner of Lot 2, said Harriman Park; thence continuing along said roadway centerline South 12°04' East a distance of 147.5 feet to a point; thence, South 4°29' West a distance of 78.0 feet to a point; thence, South 8°01' East a distance of 65.0 feet to a point and the true point of beginning of this description; thence, leaving said roadway centerline South 67°08' West a distance of 35.4 feet, more or less, to the Easterly bank of an artificially constructed water channel; thence, following said Easterly bank South 17°01' East a distance of 76.0 feet; thence, North 59°47' East a distance of 59.6 feet to said private roadway centerline; thence North 36°14' West along said centerline a distance of 69.15 feet, more or less, to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 5,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 3rd day of December 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Joseph M. Perez
JOSEPH M. PEREZ

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 3rd day of December 19 90
 by JOSEPH M. PEREZ

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Diana Buckingham
Notary Public for Oregon
 My commission expires: 12-12-92

Notary Public for Oregon

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
 on this 14th day of Dec. A.D., 19 90
 at 9:44 o'clock A.M. and duly recorded
 in Vol. M90 of Deeds Page 24759.
 Evelyn Biehn County Clerk
 By Dorlene Meekins
 Deputy.

Fee, \$28.00