

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP O. DEPRATO and MAE L. DEPRATO, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL E. MARTINEZ, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lot 22 in Block 3 of TRACT 1046 ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 4,000.00

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 13th day of June, 19 91; 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.

STATE OF OREGON,  
County of Klamath ) ss.  
June 13, 19 91

Phillip O. DePrato  
PHILLIP O. DEPRATO  
Mae L. DePrato  
MAE L. DEPRATO by Phillip O.  
DePrato her attorney in fact  
BY PHILLIP O. DEPRATO HER ATTORNEY  
IN FACT

Personally appeared the above named  
PHILLIP O. DEPRATO, individually  
and as attorney in fact for  
Mae L. DePrato  
and acknowledged the foregoing instrument  
to be his voluntary act and deed.

Before me: Nancy M. Martin  
Notary Public for Oregon  
My commission expires: 6/8/92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

PHILLIP O. DEPRATO and MAE L. DEPRATO  
426 MCLEAN  
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

MICHAEL E. MARTINEZ  
1532 MADISON  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
MICHAEL E. MARTINEZ  
1532 MADISON  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

MICHAEL E. MARTINEZ  
1532 MADISON  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

I certify that the within instrument was received for record on the 13th day of June, 19 91, at 3:57 o'clock P.M., and recorded in book M91 on page 11249 or as file/reel number 30595

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Melina Mulendore Deputy