

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

MICHAEL E. MARTINEZ
1532 MADISON
KLAMATH FALLS, OR 97603

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

Until a change is requested all tax statements shall be sent to the following address.
MICHAEL E. MARTINEZ
1532 MADISON
KLAMATH FALLS, OR 97603

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