

34924

MTC 26196

WARRANTY DEED

Volume Page 19112

KNOW ALL MEN BY THESE PRESENTS, That

JAMES D. WOODMAN, JR. and MARJORIE L. ADAMS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD MARTINEZ and OLGA Y. MARTINEZ, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey to 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 5, Block 8, ELDCRADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: Mortgage dated September 17, 1980 and recorded September 17, 1980, Volume M80, page 17690, Microfilm Records of Klamath County, Oregon, wherein the Mortgagee is the State of Oregon, Veterans' Affairs. The above Grantees do hereby agree to assume and pay in full and to hold the Sellers harmless therefrom.

## 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 except those of

record and those apparent upon the land, if any, as the date of this deed 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 \$ 62,500.00

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 23rd day of September, 1991; 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.  
September 23, 1991

Personally appeared the above named  
JAMES D. WOODMAN, JR.  
MARJORIE L. ADAMS

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires 6/8/92



STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
1991, by  
president, and by  
secretary of

a corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: (SEAL)

JAMES D. WOODMAN, JR. and MARJORIE L. ADAMS

190 PEACH  
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS  
RICHARD MARTINEZ and OLGA Y. MARTINEZ  
3938 NO. BONITA ST.  
SPRING VALLEY, CA 91977

GRANTEE'S NAME AND ADDRESS

After recording return to:  
RICHARD MARTINEZ and OLGA Y. MARTINEZ  
3938 NO. BONITA ST.  
SPRING VALLEY, CA 91977

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
RICHARD MARTINEZ and OLGA Y. MARTINEZ  
3938 NO. BONITA ST.  
SPRING VALLEY, CA 91977

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was  
received for record on the 23rd  
day of Sept., 1991,  
at 11:20 o'clock A.M., and recorded  
in book M91 on page 19112 or as  
file/reel number 34924.

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Neulander, Deputy

Fee \$28.00