

49785

WARRANTY DEED  
MTL 28257-KR

Vol. m92 Page 19420

KNOW ALL MEN BY THESE PRESENTS, That  
ARTHUR B. MARTIN and YOSHIKO MARTIN, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
KIRK O. OAKES and MARJORIE OAKES, husband and wife  
 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:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

*"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 premises.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00

In Witness Whereof, the grantor has executed this instrument this 20th day of May, 2017.

In Witness Whereof, the grantor has executed this instrument this 24<sup>th</sup> day of August, 1992; 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 <sup>CALIFORNIA</sup> OREGON,  
County of SOLANO  
24 August 1992

X Arthur B. Martin  
ARTHUR B. MARTIN

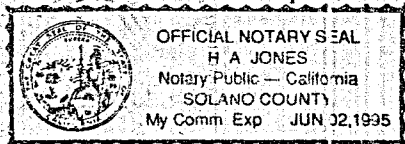
X Yoshiko Martin  
YOSHIKO MARTIN

Personally appeared the above named ARTHUR B. MARTIN  
YOSHIKO MARTIN

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

**Before me:**

Notary Public for Oregon ~~CALIFORNIA~~  
My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

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

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

~~I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.~~  
~~Witness my hand and seal of County \_\_\_\_\_~~  
~~affixed \_\_\_\_\_~~

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDING USE

~~ARTHUR B. MARTIN and YOSHIKO MARTIN~~  
~~814 INVERNESS CT.~~  
~~FAIRFIELD, CA 94533~~

GRANTOR'S NAME AND ADDRESS  
KIRK O. OAKES and MARJORIE OAKES  
15133 NAVILLA PLACE  
BALDWIN PARK, CA 91706

GRANTOR'S NAME AND ADDRESS	GRANTEE'S NAME AND ADDRESS
After granting return by: KIRK O. OAKES and MARJORIE OAKES 15133 NAVILLA PLACE BALDWIN PARK, CA 91706	

NAME, ADDRESS, CITY, STATE, ZIP

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

**KIRK O. OAKES and MARJORIE OAKES**  
**15133 NAVILLA PLACE**  
**BALDWIN PARK, CA 91706**

NAME - ADDRESS - CITY - STATE - ZIP

NAME: ADDRESS: ZIP:

**MOUNTAIN TITLE COMPANY**

19421

# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1

Beginning at the West 1/4 corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of said Section 31, a distance of 1320.0 feet; thence South 89 degrees 23' 26" East, a distance of 3101.64 feet more or less to the Westerly right of way line of State Highway No. 62; thence North 11 degrees 51' 08" West, along the Westerly line of said Highway, a distance of 329.42 feet to the true point of beginning; thence continuing along said Westerly line, North 11 degrees 51' 08" West a distance of 334.42 feet; thence leaving said Westerly line and running West 182.2 feet to the Easterly line of existing cemetery; thence Southerly along the Easterly line of said cemetery a distance of 334 feet more or less to a point that is 185 feet West of the point of beginning; thence East to the point of beginning.

## PARCEL 2

Beginning at the North 1/4 corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 56' 41" East on the North line of said Section 31, a distance of 253.15 feet to the West right of way line of State Highway No. 62; thence South 11 degrees 51' 08" East, on said right of way line a distance of 334.42 feet to the true point of beginning of the description herein; thence continuing South 11 degrees 51' 08" East along the Westerly right of way of said Highway No. 62, 334.42 feet; thence West to a point on the East right of way line of State Highway 422, said point being South 5 degrees 48' 34" East a distance of 660.21 feet from the North line of said Section 31; thence North 5 degrees 48' 34" West on said East right of way line a distance of 330.10 feet; thence East to the point of beginning.

EXCEPT that portion, if any, lying within the boundaries of the cemetery, conveyed to Lobert Cemetery Association, Inc. by deed from the United States of America recorded October 10, 1960 in Book 324, page 479, Deed Records of Klamath County, Oregon.

TOGETHER WITH a 1979 STONR 2U Mobile Home, Oregon License #X156262, and Serial #ORFL2AB914381777 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of Aug. A.D., 19 92 at 11:23 o'clock A. M., and duly recorded in Vol. M92,  
of Deeds on Page 19420  
By Evelyn Biehn County Clerk  
Pauline Nielsen

FEE \$35.00