

56092

WARRANTY DEED  
MTZ 28994-MK

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KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_ TRUSTEES OF  
THE SHAW FAMILY TRUST, DATED FEBRUARY 28, 1991

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
MICHAEL H. MARTIN and FORREST H. MARTIN, with the rights of survivorship, 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:

That portion of Lot 1 in Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which lies Easterly of the Market Road extending from Bonanza to Lakeview Junction and Westerly of property heretofore conveyed to Town of Bonanza, by Deed dated April 25, 1947, said property so conveyed to Town of Bonanza being further described as being the Easterly 600 feet of said Lot 1 of said Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

*"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.* 15.000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00


*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 29<sup>th</sup> day of November, 19 92; 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, OKLAHOMA )  
County of Logan ) ss.  
2-27, 1992

THE SHAW FAMILY TRUST  
By:   
Norman E. Shaw, Trustee

Personally appeared the above named  
~~THE SHAW FAMILY TRUSTS~~  
 \_\_\_\_\_  
 NORMAN E. SHAW & EVELYN JOAN  
 SHAW, TRUSTEES OF THE SHAW  
 FAMILY TRUST  
 and acknowledged the foregoing instrument  
 to be THEIR free voluntary act and deed.

By:  Evelyn Joan Shaw, Trustee

Before me: Adrianne Lee  
Notary Public for ~~OKLAHOMA~~ OKLAHOMA  
My commission expires: 10-24-95

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)

~~THE SHAW FAMILY TRUST~~  
~~705 S. BEECH ST.~~  
~~CHELSEA, OK 74016~~

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GRANDSON'S NAME AND ADDRESS  
MICHAEL H. MARTIN and FORREST H. MARTIN  
~~PO BOX 382~~  
~~BONANZA, OR 97620~~

GRANTEE'S NAME AND ADDRESS

After "City" or "State"

MICHAEL H. MARTIN and FORREST H. MARTIN  
PO BOX 382  
BONANZA, OR 97620

NAME, ADDRESS, ZIP

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

**MICHAEL H. MARTIN and FORREST H. MARTIN**  
**PO BOX 382**  
**BONANZA, OR 97620**

STATE OF OREGON,

ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 6th  
day of Jan., 19 93,  
at 2:09 o'clock PM., and recorded  
in book M93 on page 500 or as  
file/reel number 56092,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Deborah L. Nield Deputy

Fee \$30.00