

K-45300

STATUTORY WARRANTY DEED
 (Individual or Corporation)

DONALD R. SHULTS AND LINDA A. SHULTS

 conveys and warrants to JERRY W. MARTIN AND RHONDA M. MARTIN, HUSBAND AND WIFE, Grantor,

 the following described real property in the County of KLAMATH and State of Oregon. Grantee.

LOT 10 IN BLOCK 2 OF FAIRVIEW 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:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. MORTGAGE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 8, 1980 IN VOLUME M80 PAGE 14824, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF THE STATE OF OREGON, REPRESENTED AND ACTING BY THE DIRECTOR OF VETERAN'S AFFAIRS, WHICH MORTGAGE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE.

 The true consideration for this conveyance is \$ 49,700.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

 DATED this 3rd day of June 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Donald R. Shults
 DONALD R. SHULTS

Linda A. Shults
 LINDA A. SHULTS

 STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me
 this 3rd day of June 19 93
 by Donald R. Shults and
Linda R. Shults

Debra Buckingham
 Notary Public for Oregon
 My commission expires: 12-19-96

After recording return to:

Mr. & Mrs. Jerry W. Martin
 1327 Sargent Ave.
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

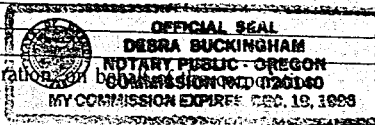
Until a change is requested all tax statements shall be sent to the following address:

Mr. & Mrs. Jerry W. Martin
 1327 Sargent Ave.
 Klamath Falls, Oregon 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____
 by _____
 of _____
 a corporation.



Notary Public for Oregon

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Klamath County Title co
 on this 7th day of June A.D., 19 93
 at 10:20 o'clock A M. and duly recorded
 in Vol. M93 of Deeds Page 12968

Evelyn Biehn County Clerk

 By Debra Buckingham

Deputy.

Fee, \$30.00