

72062

MOUNTAIN TITLE COMPANY

Vol. m93 Page 31714

WARRANTY DEED

MTC 31585-JW

KNOW ALL MEN BY THESE PRESENTS, That
PETER M. BOURDET

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THEODORE W. MARTIN and MARIE A. MARTIN, 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:
Parcel 2 of Land Partition 17-93 situated in the E1/2 E1/2 E1/2 of Section
22 and the W1/2 W1/2 Section 23 of Township 34 South Range 7 East of the Willamette
Meridian, Klamath County, Oregon.

**RESTRICTION:

ONLY HOMES OR 1990 OR NEWER MANUFACTURED HOMES ALLOWED WITH NOT LESS THAN 1,800 SQUARE
FEET EXCLUDING GARAGE. MUST HAVE FOUNDATION, PITCHED ROOF WITH OVERHANG. **

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." AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING AND FOREST PRACTICES AS DEFINED IN ORS 30.930."
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

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 \$35,000.00

HOWEVER, THE GRANTOR HEREBY CERTAINS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT SUBJECT TO ANY OTHER PROPERTY INTEREST OR INTEREST IN THE WHOLE
PART OF THE KRAMATH COUNTY RECORDS, AND THE GRANTOR HEREBY CERTAINS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT SUBJECT TO ANY OTHER PROPERTY INTEREST OR INTEREST IN THE WHOLE
SEEKING TO BE EXCLUDED FROM THE PROPERTY DESCRIBED IN THIS INSTRUMENT, THE GRANTOR HEREBY CERTAINS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT SUBJECT TO ANY OTHER PROPERTY INTEREST OR INTEREST IN THE WHOLE

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 30th day of Nov, 1993;
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.
November 30, 1993

Personally appeared the above named
PETER M. BOURDET

Peter M. Bourdet
PETER M. BOURDET

and acknowledged the foregoing instrument
to be his voluntary act and deed

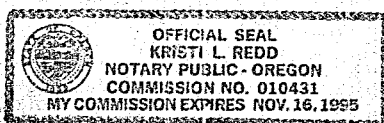
Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 1/16/95

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)



PETER M. BOURDET

P.O. Box 803
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

THEODORE W. MARTIN and MARIE A. MARTIN

228 AGATE

BALBOA ISLAND, CA 92662

GRANTEE'S NAME AND ADDRESS

THEODORE W. MARTIN and MARIE A. MARTIN

228 AGATE

BALBOA ISLAND, CA 92662

NAME, ADDRESS, ZIP

THEODORE W. MARTIN and MARIE A. MARTIN

228 AGATE

BALBOA ISLAND, CA 92662

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 30th
day of Nov, 1993
at 3:19 o'clock P. M., and recorded
in book M93 on page 31714 or as
file/reel number 72062

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

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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11-30-93P03:19 RCVD