

76525

02-22-94A10:45 RCVD

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## WARRANTY DEED

ASPEN NO. 03041094

AFTER RECORDING RETURN TO:

JAMES G. TRUINI

KAREN E. TRUINI

3155 HWY. 140 E  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JIM R. MARTIN AND JULIE R. MARTIN hereinafter called GRANTOR(S),  
convey(s) to JAMES G. TRUINI and KAREN E. TRUINI, husband and wife  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Parcel 2 of Land Partition 14-93 filed June 28, 1993.

CODE 162 MAP 3910-15D0 TAX LOT 300

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any and those apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$9,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 4th day of FEBRUARY, 1994.

Jim R. Martin  
JAMES R. MARTIN  
Jim

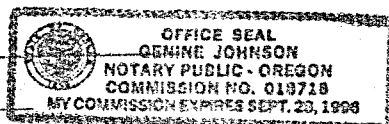
Julie R. Martin  
JULIE R. MARTIN

STATE OF OREGON, County of Klamath ) ss.

On this 4th day of FEBRUARY, 1994.

Personally appeared the above named JIM R. MARTIN and JULIE R.  
MARTIN and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Shirley Johnson  
Notary Public for OREGON  
My Commission Expires: 9/28/94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 22nd day  
of Feb A.D., 19 94 at 10:45 o'clock AM. and duly recorded in Vol. M94  
of Deeds on Page 5735

FEE \$30.00

Evelyn Biehn  
By Shirley Johnson

County Clerk