

MT C 37701-1H
That

KEVIN M. MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL R. ST. MARTIN and CAROLYN ST. MARTIN, husband and wife, 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:

Lot 6 in Block 1 of VALE DEAN CANYON, Tract 1198, according to the official plat thereof on file in the office of the County Clerk of 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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 contents of this deed are as follows:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

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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 5 day of March, 19 94; 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 _____) ss.
_____ 19____

KEVIN E. MILLER

Personally appeared the above named _____
KEVIN M. MILLER

_____ and acknowledged the foregoing instrument
to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

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)

KEVIN M. MILLER
871 OLD ORCHARD RD.
CAMPBELL, CA 95008

GRANTOR'S NAME AND ADDRESS

MICHAEL R. ST. MARTIN and CAROLYN ST. MARTIN
5578 LIBERTY AVE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

ADRIANUS VAN DER BEEK

MICHAEL R. ST. MARTIN and CAROLYN ST. MARTIN
 5578 LIBERTY AVE
 KLANATH FALLS. OR 97603

NAME, ADDRESS, ZIP

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

5578 LIBERTY AVE
KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP

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

MOUNTAIN TITLE COMPANY

NOTARY ACKNOWLEDGEMENT

BANK OF THE WEST SA

STATE OF CALIFORNIA

County of Santa Clara

ss.

On march 5, 1994

, before me,

Patricia M McClure

(Name of Notary/Title)

personally appeared Kevin M Miller (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Patricia M McClure
(Signature)



Printed on Recycled Paper

030-04242 (REV. 11/83)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 9th day of March A.D., 19 94 at 2:09 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 7343.

FEE \$35.00

Evelyn Biehn County Clerk

By Madeline Mullenbore