

79131

04-14-94P01:41 RCVD

MTC 30352 MK Vol. 94 Page 11126  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KATHYRN LEWIS STARR AS TRUSTEE OF THE STARR LIVING TRUST, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN B. QUIRKE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 4, Block 2, Tract No. 1088, FERNDAL, in the County of Klamath, State of Oregon.  
Code 217 MAP 3909-14AA TL 2600

"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, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 \$73,000.00.

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 undersigned grantors, have executed this instrument this 12th day of March, 1998

Kathryn Lewis Starr - Trustee  
KATHYRN LEWIS STARR, TRUSTEE OF THE STARR LIVING TRUST

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Kathryn Lewis Starr and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: W. Arlene D. Addington  
Notary Public for Oregon  
My Commissioner Expires: 3-22-93

KATHYRN LEWIS STARR TRUSTEE  
OF THE STARR LIVING TRUST  
Grantor

STATE OF OREGON,  
County of Klamath ss.

MARTIN B. QUIRKE

Filed for record at request of:

5480 Bartlett Ave  
Klamath Falls, OR 97603  
Grantee

Mountain Title Co  
on this 14th day of April A.D., 19 94  
at 1:41 o'clock P M. and duly recorded  
in Vol. M94 of Deeds Page 11126.  
Evelyn Biehn County Clerk  
By Pauline Millender  
Deputy.

After recording return to:  
5480 Bartlett Ave  
Klamath Falls, OR  
97603  
Until a change is  
requested, all tax statements  
shall be sent to the following address:  
Same as Grantee

Fee, \$30.00