

81950

WARRANTY DEED

MTC 82495-MK

KNOW ALL MEN BY THESE PRESENTS, That

C. E. HUMPHREY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARON ANN MARTIN and RONALD EDWIN GRIFFIN JR., with the rights of survivorship after 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:

The North half of Lots 7 and 8, Block 59, BUENA VISTA 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.

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 RIGHTS OR REMEDIES AGAINST PAVING 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 and that 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 \$ 11,000.00

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 grantor has executed this instrument this 13 day of May, 1994; 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.

Personally appeared the above named

C. E. HUMPHREYC. E. HUMPHREY

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

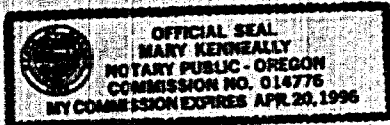
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



C. E. HUMPHREY

2241 GREENSPRINGS DRIVE #21

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

SHARON ANN MARTIN and RONALD EDWIN GRIFFIN JR.

1919 TUNNEL STREET

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

SHARON ANN MARTIN and RONALD EDWIN GRIFFIN JR.

1919 TUNNEL STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Send a change or request of all the statements shall be sent to the following address:

SHARON ANN MARTIN and RONALD EDWIN GRIFFIN JR.

1919 TUNNEL STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 1stday of June, 1994,at 10:45 o'clock A.M., and recordedin book M94 on page 17208 or asfile/free number 81950,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Doreen Mullender Deputy

Fee \$30.00