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06-13-94A10:53 RCVD



WARRANTY DEED

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#05041465

AFTER RECORDING RETURN TO:

SPENCER J. MARTIN
735 MT. WHITNEY
KLAMATH FALLS, OR 97601

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

SPENCER J. MARTIN, JOSEPH VINCENT WACHTER II AND JANICE WACHTER,
hereinafter called GRANTOR(S), convey(s) to SPENCER J. MARTIN,
AN UNMARRIED MAN AND JOSEPH VINCENT WACHTER II AND JANICE
WACHTER, husband and wife, not as tenants in common but with
full rights of survivorship, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

That portion of Lots 9 and 10, Block 7, FIRST ADDITION TO THE
CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State
of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 10 in said Block 7;
thence Northwesterly along the Westerly line of 8th Street, 65
feet; thence Southwesterly at right angles to 8th Street, 52.0
feet; thence Southeasterly parallel with 8th Street 5 feet;
thence Southwesterly at right angles to 8th Street, 8 feet;
thence Southeasterly parallel with 8th Street, 60 feet to the
Northerly line of Mt. Whitney Street; thence Northeasterly along
the Northerly line of Mt. Whitney Street 60 feet to the point
of beginning.

CODE 1 MAP 3809-29CD TL 9900

INITIAL

"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 on 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 TO CLEAR
TITLE.

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 2nd day of June, 1994.

SPENCER J. MARTIN

JANICE WACHTER

COUNTY OF OREGON

JOSEPH VINCENT WACHTER II

STATE OF OREGON, County of Klamath) ss.

On this 2nd day of June, 1994,

Personally appeared the above named SPENCER J. MARTIN AND JOSEPH
VINCENT WACHTER II AND JANICE WACHTER and acknowledged the

Continued on next page

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OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
MY COMMISSION EXPIRES JAN 31, 1998

By Dorlene Mulendok

ADIC 12-506 TRAF

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