

WARRANTY DEED

#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

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 thence Southwesterly 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

CODE 1 MAP 3809-29CD TL 9900



"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

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

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 day of June, 1994.

SPENCER J. MARTIN Mnice Wachter

A STATE OF THE STA JOSEPH VINCENT WACHTER: II German and the second

JANICE WACHTER OF OFGOOD

STATE OF OREGON, County of Klamath) ss.

On this May of June, 1994,

Personally appeared the above named SPENCER J. MARTIN AND JOSEPH 12 VINCENT WACHTER II AND JANIC WACHTER and acknowledged the Continued on next page



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ARTER RECORDING RETURN TO: #05041465

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

UNTIL A CHANGE IS REQUESTED ALL TAX. STATEMENTS TO THE POLLOWING ADDRESS:

SAME AS AROVE

WACHTER, husband and wife; not as tenants in common but with full rights of antwivorship hereinalist called GRANTEL(S), all that real property situated in the County of Klamath, state of Oregon, described as: AN UNMARRIED MAN AND JOSEPH VINCENT WACHTER IL AND JANICE. SPENCER J. MARTIN, JOSEPH VINCENT MACHTER II AND JANICE MACHTER. Dereinafter called GRANFOR(S); convey(S); to SPENCER J. MARTIN,

That portion of Lots 9 and 10, Flock 7, FIRST ADDITION TO THE CTIV OF KLANATH FALLS, OREGON, in the County of Flamath State of Oregon, more particularly described as follows:

of heginhing. feet; thence Southwesterly at right angles to Ben Sures feet; thence Southessterly parallel with Bth Street; C feet thence Southwesterly at right angles to 8th Street; C feet thence Southessterly parallel with 8th Street; 60 feet to the Northerly line of Mt. Whitney Street; thence Northessierly along the Northerly line of Mt. Whitney Street 60 feet to the point Beginning at the Southeasterly carner of Law 10 in said Block 7: thence Northwesterly along the Mesterly line at 8th Street to feet; thence Southwesterly at right angles to 8th Street 5:0

CODE I MAR 3809-2900 TT 9900

APPROVED USES." "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LANS AND REGULATIONS. EFFORE SIGNING OR ACCEPTING THIS ANN'THING WITH THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIET APPROVED THES."

and coverant(s) that grantor is the ewner of the above described

(2)	ENCER U.	YARTJA		<u>пояерн v</u>	
I N	ne <u>je</u>	WHEREOF, th	e granto: h 1994.	as executed	HOTARY PUBLIC - OREGON COMMISSION NO. 031504 HY COMMISSION EXPRES JAN 31, 1998
2 ,	odmisk ji	windes the	plaral		
STATE O	F OREGON: C	COUNTY OF KLAN	MATH: ss.		
Filed for	record at reque		Aspen Title C		the13thday
		A.D., 19 <u>94</u> of	at <u></u>	o'clock <u>A</u> M., ——— on Page _	and duly recorded in Vol. M94
FEE	\$35.00			Evelyn Biehn By 🔘 🛭 🖽	County Clerk

On this 157 day of Sume, 1993 foregoing instrument to be their yoluntary act and deed. Before me: Notary Public for Oregon My Commission Expires:

COUETONED OF HEXT VINCENT MACHTER IT AND JANIC MACHINE and acknowledged the WARRANTY DEED BEGING TO SPONE DONE DESIGNATION OF WARRING VILL AND TAKEN DESIGNATION OF THE TAKEN OF THE TAKE