

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RAY MARTIN and ROSE MARTIN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by O. JUSTIN OHNEMUS, 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 covenants, hereinafter stated and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Government Lot 4 of Section 8, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion described in Instrument recorded October 12, 1981 in Volume M81 at page 17914. More or Less of Klamath County, Oregon, to-wit: The NE 1/4 SW 1/4 of Section 8, Township 36 South, Range 13 East of the Willamette Meridian, 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 limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00

In construing this deed and when 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 15th day of AUGUST, 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.

CALIFORNIA  
STATE OF OREGON,  
County of SACRAMENTO ss.  
AUGUST 15, 1994

X Ray Martin  
RAY MARTIN  
X Rose Martin  
ROSE MARTIN

Personally appeared the above named  
RAY MARTIN  
ROSE MARTIN

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

Before me: Darlene C. Murphy  
Notary Public for Oregon - CALIFORNIA  
My commission expires:

CALIFORNIA  
STATE OF OREGON, County of SACRAMENTO ss.  
The foregoing instrument was acknowledged before me this  
AUGUST 15, 1994, by \_\_\_\_\_,  
president, and by \_\_\_\_\_,  
secretary of \_\_\_\_\_

\_\_\_\_\_, corporation, on behalf of the corporation.  
CALIFORNIA  
Notary Public for Oregon  
My commission expires: July 15, 1997 (SEAL)



RAY MARTIN and ROSE MARTIN  
2881 CANTERBURY CIRCLE  
ELDORADO HILLS, CA 95632

GRANTOR'S NAME AND ADDRESS  
O. JUSTIN OHNEMUS  
P.O. BOX 2628  
WHITE CITY, OR 97503

GRANTEE'S NAME AND ADDRESS  
O. JUSTIN OHNEMUS  
P.O. BOX 2628  
WHITE CITY, OR 97503

NAME, ADDRESS, ZIP  
O. JUSTIN OHNEMUS  
P.O. BOX 2628  
WHITE CITY, OR 97503  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 30th day of Aug, 1994, at 10:44 o'clock A. M., and recorded in book M94 on page 27095 or as file/reel number 87070, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Darlene C. Murphy Deputy

Fee \$30.00