

89954

10-21-94A1035 RCVD

Vol. m94 Page 32792**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 03042327

AFTER RECORDING RETURN TO:

GREGORY J. DECKER

SHIRLENE P. DECKER

1869 17th Avenue
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CPM EVERETT MARTIN and BETTY MARTIN, husband and wife, hereinafter
called GRANTOR(S), convey(s) to GREGORY J. DECKER and SHIRLENE
P. DECKER, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 11, LLOYD'S TRACTS, in the County of Klamath, State of
Oregon.

Code 41 Map 3909-11CB TL 300

"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 30.390"

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 apparent upon 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
\$75,500.00.

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 19th day of October, 1994.

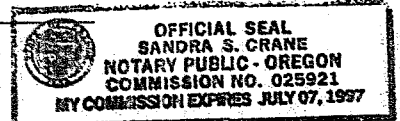
Everett Martin
EVERETT MARTIN
CPM

Betty Martin
BETTY MARTIN

STATE OF OREGON, County of Klamath)ss.

On October 19, 1994, personally appeared the above named EVERETT
MARTIN and BETTY MARTIN and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: *Sandra S. Crane*
Notary Public for Oregon
My Commission Expires: 7/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 21st day
of Oct A.D. 19 94 at 10:35 o'clock A.M. and duly recorded in Vol. M94
of Deeds on Page 32792

FEE \$30.00

Evelyn Bieha - County Clerk
By *Dorene Williamson*