WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That _____
HARRY L. MAUCH and CAROL E. MAUCH, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
LARRY O. MARTIN and LYNNE P. MARTIN, husband and wife _____ , *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 tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of ___KLAMATH___ *and State of Oregon, described as follows, to-wit:*

Lot 1 in Block 10 of THIRD ADDITION TO WINEMA GARDENS, 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 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 whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is $130,000.00 .
XXHowever, the actual consideration consists of or includes other property or value given or promised which is xwhole/
XXpart of the consideration (indicate which).XXXXXXXXXXXX(The sentence between the symbols ⊕, if not applicable, should be deleted.
XXXXXX See ORS 93.030.)XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXX.
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 25 day of October , 19 94 ;
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.
October 23 , 19 94 .

Personally appeared the above named
HARRY L. MAUCH
CAROL E. MAUCH

___ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:
Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97

[signature] HARRY L. MAUCH
[signature] Carol E. Mauch
CAROL E. MAUCH

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)

OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029411
MY COMMISSION EXPIRES NOV 07, 1997

HARRY L. MAUCH and CAROL E. MAUCH
5143 South Sixth Street
GRANTOR'S NAME AND ADDRESS

LARRY O. MARTIN and LYNNE P. MARTIN
2005 CHINCHALLA WAY
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
LARRY O. MARTIN and LYNNE P. MARTIN
2005 CHINCHALLA WAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
LARRY O. MARTIN and LYNNE P. MARTIN
2005 CHINCHALLA WAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,
                                    ss.
County of ___Klamath___
I certify that the within instrument was
received for record on the ___28th___
day of ___Oct___ , 19 ___94___ ,
at 9:57 o'clock A M., and recorded
in book ___M94___ on page ___33476___ or as
file/reel number ___90312___ ,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
                Recording Officer
By *Pauline Millinder* Deputy

Fee $30.00