

94854

02-14-95P02:59 RCVD

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

Vol 95 Page 3282

KEY TITLE NO. K-47539  
ESCROW NO. 27-22608  
TAX ACCT. NO. 142287  
MAP #

GRANTEE'S NAME AND ADDRESS:

DITINO M. MARTINET UX

P O BOX 1614

LAPINE, OR 97739

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

HENRY OROZCO Grantor,

conveys and warrants to:

DITINO M. MARTIN and LINDA M. MARTIN, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

The true consideration for this conveyance is \$4,200.00. However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 9<sup>TH</sup> day of FEB, 1995.

GRANTOR(S):

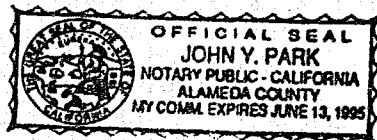
HENRY OROZCO

STATE OF CALIF, County of Alameda, ss.

This instrument was acknowledged before me on February 9, 1995,  
by HENRY OROZCO

John Y. Park  
Notary Public for Oregon

My commission expires June 13, 1995



After Recording Return to:  
Key Title Company  
162 NW Greenwood Ave.  
P.O. Box 6178  
Bend, Oregon 97708

LOT 3 IN BLOCK 12 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## SUBJECT TO:

1. TRANSMISSION LINE EASEMENT DATED SEPTEMBER 13, 1951 AND RECORDED OCTOBER 9, 1951 IN VOLUME 250, PAGE 282, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. EASEMENT DATED JUNE 12, 1972 AND RECORDED JUNE 30, 1972 IN VOLUME M72, PAGE 7124, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS IN DEDICATION AND ON THE PLAT OF SUN FOREST ESTATES, TRACT 1060.
4. ARTICLES OF ASSOCIATION OF SUN FOREST ESTATES PROPERTY OWNERS DATED SEPTEMBER 7, 1972 AND RECORDED RECORDED SEPTEMBER 10, 1972 IN VOLUME M72, PAGE 10581, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. BUILDING AND USE RESTRICTIONS FOR SUN FOREST ESTATES DATED MAY 8, 1972 AND RECORDED SEPTEMBER 10, 1972 IN VOLUME M72, PAGE 10585, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 14th day  
of Feb A.D., 19 95 at 2:59 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 3282  
Bernetha G. Letsch  
County Clerk  
By Pauline Mullendore

FEE \$35.00