

94979

02-17-95A11:12 RCVD

Vol 95 Page 3546

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

KEY TITLE NO. K-47523
ESCROW NO. 27-22591
TAX ACCT. NO. 142170/142189/142
MAP #

GRANTEE'S NAME AND ADDRESS:

DITINO M. MARTIN
PO BOX 1614
LAPINE, OR 97739

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MARY ALYCE FALES, WHO ACQUIRED TITLE AS MARY ALYCE HELMS 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 \$12,000.00 . 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 10 day of February, 1995.

GRANTOR(S):

Mary Alyce Fales
MARY ALYCE FALES

State of California)
County of Santa Clara)

On this the 10 day of February 1995, before me,
Elizabeth C. Sanchez, Notary Public, personally appeared

Mary Alyce Fales

proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the
instrument.



WITNESS my hand and official seal.

Elizabeth C. Sanchez
Notary's Signature

OPTIONAL INFORMATION: (Not required by law)

Signer Claimed the Following Capacity:

- ☐ Individual(s) ☐ Partner(s) ☐ Subscribing Witness ☐ Corporate Officer(s)
☐ Corporate Officer(s) Title: ☐ Attorney-In-Fact
☐ Guardian/Conservator ☐ Trustee ☐ Other: _____

Signer is representing: _____

This certificate must be attached to the document described below. (This information may prevent fraudulent attachment to another document.)

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

EXHIBIT "A"

LOTS 13, 14 AND 15 IN BLOCK 11 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. MINERAL RIGHTS RESERVED IN DEED DATED OCTOBER 1966 AND RECORDED OCTOBER 25, 1966 IN VOLUME M66, PAGE 11271, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. EASEMENT DATED JUNE 12, 1972 AND RECORDED JUNE 30, 1972 IN VOLUME M72, PAGE 7124, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. RESERVATIONS AND RESTRICTIONS IN DEDICATION AND ON THE PLAT OF SUN FOREST ESTATES, TRACT 1060.
5. ARTICLES OF ASSOCIATION OF SUN FOREST ESTATES PROPERTY OWNERS DATED SEPTEMBER 7, 1972 AND RECORDED SEPTEMBER 10, 1972 IN VOLUME M72, PAGE 10581, DEED RECORDS OF KLAMATH COUNTY, OREGON.
6. 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 the 17th day
of Feb A.D., 19 95 at 11:12 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 3546.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
D. Mullins