



KLAMATH COUNTY TITLE COMPANY

Vol. 1195 Page

K-47753

STATUTORY WARRANTY DEED
 (Individual or Corporation)

Tony A. Martinez and Stella E. Martinez

conveys and warrants to Ladd Herbst and Marilyn Herbst, Husband and Wife, Grantor.the following described real property in the County of Klamath and State of Oregon, Grantee.

Lot 3 in Block 2 Americana, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to: Reservations and restrictions of record, rights of way and easements
 of record and those apparent upon the land, contracts and/or liens for irrigation
 and/or drainage.

The true consideration for this conveyance is \$ 112,500.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 30 day of March 19 95. If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

Tony A. Martinez
 TONY A. MARTINEZ NOTARY PUBLIC
 PATRICIA M. MARTINEZ
 1332 North Hillfield Rd.
 Layton, UT 84041
 My Commission Expires
 January 18th, 1999
 STATE OF UTAH

Stella E. Martinez
 Stella E. Martinez

STATE OF OREGON, County of Davis)ss.
 The foregoing instrument was acknowledged before me
 this 30th day of March 19 95
 by Tony A. Martinez

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires: 11/18/1999

Notary Public for Oregon
 My commission expires:

After recording return to:
 Ladd & Marilyn Herbst
 5460 American
 Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Ladd & Marilyn Herbst
 5460 American
 Klamath Falls, Or. 97603

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

} ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NI
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 3rd day of April, 1995,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named STELLA E. MARTINEZ

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My commission expires September 28, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 13th day
of April A.D., 19 95 at 3:26 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 9300.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]