

WARRANTY DEED

35212HF

KNOW ALL MEN BY THESE PRESENTS, That THOMAS W. HALL and NANCY L. HALL hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD L. MARTIN and DENISE L. 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 3 in Block 67 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH A 1992 SANDPOINT Mobile Home WITH LICENSE PLATE #X214453 which is situate on the real property described herein.

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 \$ 56,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 9th day of May, 19 95; 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.

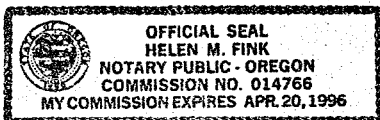
STATE OF OREGON,)
County of KLAMATH) ss.
May 9, 1995, at

Thomas W. Hall
THOMAS W. HALL
Nancy L. Hall
NANCY L. HALL

Personally appeared the above named
THOMAS W. HALL
NANCY L. HALL

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

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires:



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)

THOMAS W. HALL and NANCY L. HALL
8912 Bly Mountain Cutoff Road
Bonanza, OR 97623
GRANTOR'S NAME AND ADDRESS
EDWARD L. MARTIN and DENISE L. MARTIN
8912 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623

GRANTEE'S NAME AND ADDRESS
EDWARD L. MARTIN and DENISE L. MARTIN
710 YONNA DRIVE
BONANZA, OR 97623

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
EDWARD L. MARTIN and DENISE L. MARTIN
8912 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of May, 19 95, at 11:42 o'clock A. M., and recorded in book M95 on page 14029 or as file/reel number 649, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Bernetha G. Letsch, County Clerk
Recording Officer
Deputy

Fee \$30.00