

MTC35590DS

## WARRANTY DEED

EUGENE GREGORY WOODS and JOAN ZEEWOODS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to DANIEL N. MARTIN and JACKIE L. MARTIN, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 6, Block 1 of Tract No. 1158, THIRD ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 and actual consideration for this conveyance is \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4842 SUMAC AVE, KLAMATH FALLS, OR 97603

Dated this 13 day of June, 1995.

Eugene Gregory Woods by  
EUGENE GREGORY WOODS Joan Z. Woods POA  
Joan Zee Woods  
JOAN ZEE WOODS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 13 1995  
COUNTY OF Klamath

Personally appeared the above named JOAN ZEE WOODS FOR HERSELF AND AS  
ATTORNEY-IN-FACT FOR EUGENE GREGORY WOODS  
and acknowledged the foregoing instrument to be her voluntary act.



Before me:  
Dawn Schooler  
Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:  
DANIEL N. MARTIN  
4842 SUMAC AVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day  
of JUNE A.D., 1995 at 11:29 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 15649

FEE \$30.00

By Bernetha G. Leisch County Clerk  
Bernetha G. Leisch