

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043990

AFTER RECORDING RETURN TO: Lauren Diane Spector Po Box 7963

KIMMACH FAILS OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

JOYCE A. MARTIN, hereinafter called GRANTOR(S), convey(s) to LAUREN DIANE SPECTOR, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3 in Block 32 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

Code 114, Map 3811-4B0, Tax Lot 1800

"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 REGULATIONS. 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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, AND two Trust Deeds, one in favor of Linda J. Reyes recorded September 21, 1990 in Book M-90, Page 19091 and subsequently assigned to Pioneer Development Corporation, an Oregon Corporation and the other in favor of Pamela J. Alfiche recorded September 17, 1992 in Book M-92, Page 21329 and subsequently assigned to John E. King and Aletha N. King, husband and wife as to an undivided 1/2 interest and John R. Vanzetti and Jeri Vanzetti, husband and wife, as to an undivided 1/2 interest, which Trust Deeds the Grantee herein DOES NOT agree to assume and pay and Grantor hereby holds Grantee harmless therefrom and agrees to pay these Trust Deeds off in full at the time of, or prior to, payment in full of the debt owed to Grantor herein from Grantee herein under the terms and conditions of a Trust Deed being recorded immediately subsequent to this Deed.,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$51,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument 8th day of November, 1995.

JOYRE MARTIN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this SH day of November 1995, by JOYCE A. MARTIN.

Foldingto

Before me: 1/2 arlene 4 Notary Publiq Oregon

OFFICIAL SEAL
MARLENE TEADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MY COMMISSION EXPRES: MAR. 22, 16

Notary Public for Dregon

The foregoing instrument was acknowledged before as this of day of devember; 1995, by Joyce a. MARIIM.

STATE OF ORELOW, County of Atasachlas.

JOYCE A. MARITH

this Tin day of Bovocher, 1995,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

the_ A.D., 19 95 at 3:44 o'clock P. M., and duly recorded in Vol. M95 Filed for record at request of _ on Page ____30927_ November Bernetha G. Letsch, County Clerk of <u>Deeds</u> amette Mueller \$35.00 FEE

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