



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043990

AFTER RECORDING RETURN TO:

Lauren Diane Spector

PO Box 7963KLAMATH FALLS, 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

CP 9
"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 30.390."

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.

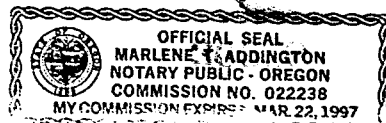
IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of November, 1995.

Joyce A. Martin
JOYCE A. MARTIN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 8th
day of November, 1995, by JOYCE A. MARTIN.

Before me: Marlene T. Addington
Notary Public for Oregon



NOTARY PUBLIC FOR OREGON
BETHEL G. LETCHER

30928

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE
PERSON WHOSE NAME IS SIGNED HEREON.

SIGNED BY: [Signature]

JOHN W. WALKER

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE
PERSON WHOSE NAME IS SIGNED HEREON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of November A.D., 19 95 at 3:44 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 30927.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

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ASPEX TITLE & ESCROW INC
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