

## STATE OF OREGON

## COUNTY OF KLAMATH

K-48222

## WARRANTY DEED

LAURIE J. MARTIN and ANTHONY J. HAROIAN, wife and husband, as an estate in fee simple as tenants by the entirety (herein referred to as Grantor, whether one or more), conveys and warrants to

ROBERT T. MALCOMB AND JULIA E. MALCOMB, HUSBAND AND WIFE

(herein referred to as Grantee, whether one or more), the following described real property free of encumbrances except as set forth herein, to-wit:

BELOW

SEE EXHIBIT "A", ~~ATTACHED~~ HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

## Exhibit A

Parcel 1 of Land Partition 52-95 situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9 Township 39 South, Range 10 E.W.M., filed in the office of the County Clerk on October 18, 1995.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulation. 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.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that they are free from all encumbrances except as described herein, and that he will warrant and defend the same from all lawful claims whatsoever.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

The true consideration for this conveyance is \$ 145,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of March, 19 96.

  
LAURIE J. MARTIN

  
ANTHONY J. HAROIAN

RETURN TO AND TAXES:  
ROBERT T. & JULIA E. MALCOMB  
3810 PINE GROVE RD.  
KLAMATH FALLS, OREGON 97603

[CONTINUED]

Seller: LAURIE J. MARTIN

Data ID: 2406000965

8862

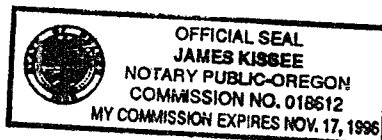
STATE OF OREGON }  
County of KLAMATH } ss.  
9-13, 1995 }

Personally appeared the above named LAURIE J. MARTIN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

James Kisse  
Notary Public for

My commission expires: 11-17-96



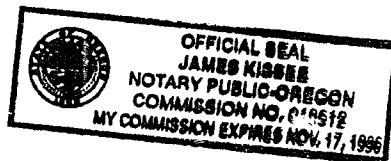
STATE OF OREGON }  
County of KLAMATH } ss.  
9-13, 1995 }

Personally appeared the above named ANTHONY J. HAROIAN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

James Kisse  
Notary Public for

My commission expires: 11-17-96



Grantor's Address

Grantee's Name and Address

After recording return to:  
(Name, Address, Zip)

Until a change is requested all tax statements shall be  
sent to the following address:  
(Name, Address, Zip)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of March A.D., 19 96 at 1:18 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 8861

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Dorinda M. Mulendore