

MTC 38255-LW

ROBERT A. MARTIN and JANE MARTIN, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 RONALD S. BERTON,
 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 17 in Block 8 of PLEASANT VIEW TRACTS, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon, EXCEPTING THEREFROM the North 75 feet thereof.

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1709 ETNA STREET, KLAMATH FALLS, OR 97603

Dated this 19th day of June, 1996

Robert A. Martin
 ROBERT A. MARTIN

Jane Martin
 JANE MARTIN

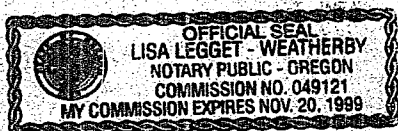
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 19 19 96
 COUNTY OF Klamath

Personally appeared the above named _____

Robert A. Martin and Jane Martin

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
 Notary Public for Oregon
 My commission expires 11/20/99

ESCROW NO. MT38255-LW

Return to:

RONALD S. BERTON
 1709 ETNA STREET
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 21st day of June A.D., 19 96
 at 10:40 o'clock A.M. and duly recorded
 in Vol. M96 of Deeds Page 18442
 Bernetha G Letsch, County Clerk
 By Cheryl Swall Deputy.
 Fee, \$30.00