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MTC38981 KA

WARRANTY DEED Vol. 99 Page 28384

WILLIAM D. JOHNSON and SUSAN M. GOHEEN JOHNSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: RAYMOND J. MARTIN and DEBORAH O. 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 37 in Block 2 of ROLLING HILLS SUBDIVISION, TRACT NO. 1099, 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 \$ 139,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6428 SORREL COURT, KLAMATH FALLS, OR 97603

Dated this 4 day of September, 1996.

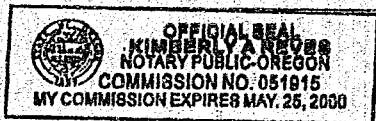
William D. Johnson
WILLIAM D. JOHNSON

Susan M. Goheen Johnson
SUSAN M. GOHEEN JOHNSON

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. September 4 19 96
COUNTY OF KLAMATH
Personally appeared the above named WILLIAM D. JOHNSON AND
SUSAN M. GOHEEN JOHNSON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Rees
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT38981-KA

Return to:

RAYMOND J. MARTIN
6428 SORREL COURT
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle
on this 10th day of Sept A.D. 19 96
at 11:25 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 28384

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee. \$30.00