

25005

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WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

HC 32 Box 309
Gilchrist, OR 97739

After recording, this Deed shall be delivered to:

Lisa N. Bertalan
P O BOX 1151
BEND OR 97709-1151

The true consideration for this transfer is for estate planning purposes.

RICHARD W. MARTIN and JOYCE E. MARTIN, as tenants by the entirety, Grantors, convey and warrant to JOYCE E. MARTIN, Grantee, the following described real properties, including all appurtenances and structures thereto, free of encumbrances except as specifically set forth herein:

- 1) Lot 3 in Block 1 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;
- 2) A portion of Lots 2, 3, 4, and 5, Block 1, RIVER PINE ESTATES, Klamath County, Oregon, excepting therefrom any portion lying within the SW1/4NE1/4 of Section 24, Township 23 South, Range 9, EWM.

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an

- 1 - WARRANTY DEED

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accurate survey or inquiry of parties and possession of the property would disclose.

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.

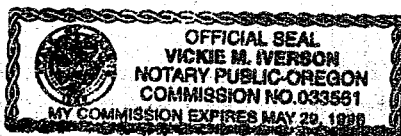
DATED this 19 day of Aug, 1996.

Richard W Martin by Joyce E Martin
RICHARD W. MARTIN by
Joyce E. Martin, Attorney-in-Fact
P.O.A.

Joyce E Martin
JOYCE E. MARTIN

STATE OF OREGON, County of Deschutes, ss:

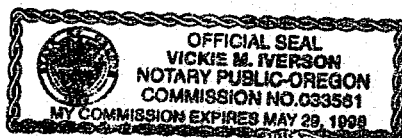
The foregoing instrument was acknowledged before me this 19 day of Aug, 1996, by JOYCE E. MARTIN, Attorney-in-Fact for RICHARD W. MARTIN.



Vickie M. Iverson
Notary Public for Oregon
My Commission expires: 5-29-98

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 19 day of Aug, 1996, by JOYCE E. MARTIN.



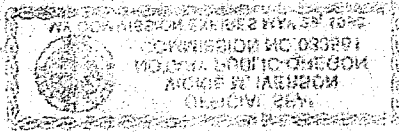
Vickie M. Iverson
Notary Public for Oregon
My Commission expires: 5-29-98

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WYBRYALA DEED

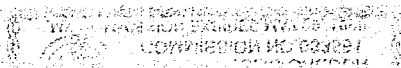
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JOACE E. JIVKIBZ

THE FOLLOING DEED WAS FORWARDED BY MAIL ON SEP 13 1996

STATE OF OREGON: COUNTY OF CLATSOP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bryant Lovlien & Jarvis the 13th day
of September A.D., 19 96 at 3:47 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 29012

FEE \$40.00

Bernetha G Letsch, County Clerk

By [Signature]