

25210

96 SEP 17 P3:45



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 CT TITLE NO. 51347
 ESCROW NO. EU96-7648
 TAX ACCT. NO. 2607-001AO-01600

MTC 39347
 WARRANTY DEED -- STATUTORY FORM

JANICE E. SPRECHER, Grantor,

conveys and warrants to

DEVEN D. MARTIN and DEREK M. MARTIN each as to a 50.000% interest, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 24 IN BLOCK 8 OF TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

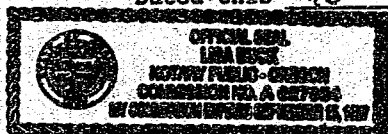
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Except the following encumbrances:

96/97 REAL PROPERTY TAXES, A LIEN NOT YET DUE NOR PAYABLE;
 COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF RECORD;

The true consideration for this conveyance is \$20,000.00.

Dated this 16th day of Sept., 19 96.



Janice E. Sprecher
 JANICE E. SPRECHER

STATE OF OREGON, County of here ss.

This instrument was acknowledged before me on Sept. 16th, 19 96,
 by JANICE E. SPRECHER

For Buell
 Notary Public for Oregon 9/15/97
 My commission expires:

JANICE E. SPRECHER
815 WEST 36TH AVENUE
EUGENE, OR 97405
 GRANTOR'S NAME AND ADDRESS

Until a change is requested
 all tax statements shall be
 sent to the following address:
 *** SAME AS GRANTEE ***

DEVEN D. MARTIN
29907 HAM ROAD
Creswell, OR 97426
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 CASCADE TITLE CO.
 811 WILLAMETTE
 EUGENE, OR 97401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 17th day
 of Sept A.D., 19 96 at 3:45 o'clock P M., and duly recorded in Vol. M96
 of Deeds on Page 29410

FEE \$30.00

Bernetha G. Letsch County Clerk
 By Syrette Freitag