

WARRANTY DEED

MTC 38881MS

AARON T. KUHLMAN and SHANNON MICHELLE KUHLMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: ANDREW D. MARTINEZ and REBECCA D. MARTINEZ, 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:

LOTS 15 AND 16 IN BLOCK 7 OF ST. FRANCIS PARK, 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 \$ 76,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4612 CANNON AVENUE, KLAMATH FALLS, OR 97603

Dated this 26th day of September, 19 96

Aaron T. Kuhlman
AARON T. KUHLMAN

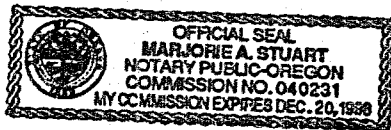
Shannon Michelle Kuhlman
SHANNON MICHELLE KUHLMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 26 19 96
COUNTY OF Klamath

Personally appeared the above named Aaron T. Kuhlman and Shannon Michelle Kuhlman

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

[Signature]
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT38881-MS

Return to:
ANDREW D. MARTINEZ
4612 CANNON AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of Sept. A.D., 19 96 at 11:56 o'clock A. M. and duly recorded in Vol. M96
of Deeds on Page 30920

Bernetha G. Letsch
By Kathleen Ross County Clerk

FEE \$30.00

96 SEP 30 AM 11:56