

NA

27315

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTORVol. 1996 Page 33775

RICHARD MARTINEZ and OLGA MARTINEZ, husband and wife

conveys and warrants to RICHARD MARTINEZ and OLGA MARTINEZ as Trustees of The Martinez Inter Vivos Revocable Trust

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 5, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: Mortgage dated September 17, 1980 and recorded September 17, 1980, Volume M80, page 17690, Microfilm Records of Klamath County, Oregon, wherein the Mortgagee is the State of Oregon, Veterans' Affairs. The above Grantees do hereby agree to assume and pay in full and to hold the Sellers harmless therefrom.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

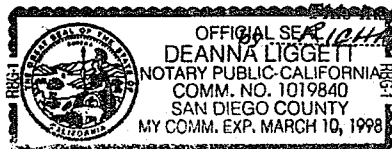
The property is free from encumbrances except those of record and those apparent upon the land, if any, as the date of this deed.

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of August, 1996.

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.

Richard Martinez
RICHARD MARTINEZ
Olga Y. Martinez
OLGA Y. MARTINEZ

STATE OF OREGON, County of SAN DIEGO) ss.

OFFICIAL SEAL

DEANNA LIGGETT

NOTARY PUBLIC - CALIFORNIA

COMM. NO. 1019840

SAN DIEGO COUNTY

MY COMM. EXP. MARCH 10, 1998

I certify that this instrument was acknowledged before me on 8-27-, 1996.

RICHARD MARTINEZ AND OLGA Y. MARTINEZ

Deanna Liggett
Notary Public for Oregon CALIFORNIA
My commission expires 3-10-98

WARRANTY DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Francis Connaughton
1040 Jewell St Suite 61
San Diego CA 92109

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of October, 1996, at 11:51 o'clock A.M., and recorded in book/reel/volume No. M96 on page 33775 or as fee/file/instrument/microfilm/reception No. 27315, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By *Kathleen Rose* Deputy

\$30.00