

27405

'96 OCT 28 P3:19



Vol. m96 Page 33998

WARRANTY DEED

ESCROW NO. 01045405
AFTER RECORDING RETURN TO:

MR. AND MRS. ROBERT A. MARTIN, SR.
5121 So. Etha St.
Klamath Falls, OR, 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARY B. OSBORN, hereinafter called GRANTOR(S), convey(s) to
ROBERT ARNOLD MARTIN, SR. AND JANE MARTIN, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$35,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of October, 1996.

Mary B. Osborn
MARY B. OSBORN

STATE OF OREGON)
County of Lane) ss.

The foregoing instrument was acknowledged before me this 25th
day of October, 1996, by MARY B. OSBORN.

Before me: Anna M. [Signature]
Notary Public for Oregon
My Commission Expires: Oct 26, 99

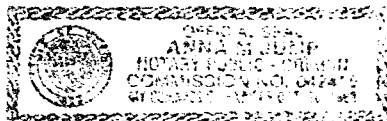


EXHIBIT "A"

Parcels of land lying within Lot 14 in the SE 1/4 NW 1/4 Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 1980 feet South and 2253 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian; thence running South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet to the place of beginning.

ALSO BEGINNING at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 2253 feet and South a distance of 200 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.

ALSO BEGINNING at a point which lies South along the section line a distance of 1980 feet, and East a distance of 2253 feet, and South a distance of 100 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.

CODE 8 MAP 3610-14BD TL 6800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of October A.D., 19 96 at 3:19 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 33998
Bernetha G. Letsch County Clerk
By Kathleen Ross

FEE \$35.00