

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Lura W. Martin hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by United States National Bank of Oregon, as Trustee for Lura W. Martin hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows:

Lots 38 and 39 PONDEROSA PARK, in the City of Chiloquin, Klamath County, Oregon, as the same appears on the official plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon.

SUBJECT to the following easements: Easement and rights of way, as granted to The California Oregon Power Company, a corporation; an easement granted to the City of Chiloquin, by instrument recorded 1/21/59 in deed Vol. 309, page 25 of Records of Klamath County, Oregon, and easement as shown in the dedication of Ponderosa Park.

To have and to hold the same unto the grantee and grantee's heirs, successors and assigns forever.

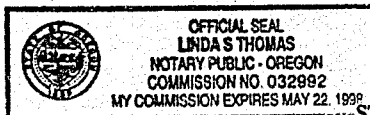
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$\*\*NIL\*\*. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 26th day of Sept, 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.



STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Sept. 26, 1996.

By Linda S. Thomas  
Notary Public for Oregon

My commission expires 5/22/96

Lura W. Martin

Grantor's Name and Address

U. S. National Bank of Oregon  
R. E. Services, P O Box 3168  
Portland, OR. 97208

space reserved for  
recorder's use

Grantee's Name and Address

After recording return to (Name, Address, Zip)

U. S. National Bank of Oregon  
R. E. Services, P O Box 3168  
Portland, OR 97208

Until requested otherwise sent add tax statements  
to (Name, Address, Zip):

U. S. National Bank of Oregon  
R. E. Services, P O Box 3168  
Portland, OR 97208

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was  
received for record on the 1st day of  
November, 1996, at  
1:23 o'clock P M., and recorded  
in book/reel/volume No. M96 on page  
34578 and/or as fee/file/instrument/  
microfilm/reception no. 27679 of the

Deeds Records of said

County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Beth Ann Ross, Deputy

Fee \$30.00