

MTC39580MS

WARRANTY DEED

DIANA TAYLOR,

Grantor(s) hereby grant, bargain, sell and convey to:

LES I. MARTIN,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 62,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7005 Henley Rd Klamath Falls OR 97601

Dated this 24th day of October, 19 96.

Diana Taylor
DIANA TAYLOR

NOTARY ACKNOWLEDGEMENT

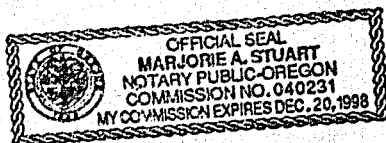
STATE OF OregonCOUNTY OF Klamath

SS.

October 2419 96

Personally appeared the above named Diana Taylor

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT39580-MS

Return to:

LES I. MARTIN

7005 Henley Rd.
Klamath Falls OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road which lies South 89 degrees 33' West a distance of 1,234 feet and North 0 degrees 28' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 126.3 feet to a point; thence North 0 degrees 27' West a distance of 276.3 feet to a point; thence North 89 degrees 33' East a distance of 126.3 feet to a point; thence South 0 degrees 27' East a distance of 276.3 feet, more or less to the point of beginning, in the W1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of November A.D., 19 96 at 3:54 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 34824.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen B. Ross