



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045583

AFTER RECORDING RETURN TO:
DAVID R. MARTIN
SYLVIA K. MARTIN18556 Greenridge Court -
Castro Valley, CA 94602UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GEORGE S. WOODKE and DARLINE WOODKE, hereinafter called
GRANTOR(S), convey(s) to DAVID R. MARTIN and SYLVIA K. MARTIN,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 4, Block 20, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon. TOGETHER
WITH that part of the vacated alley lying Westerly of the
herein described property

CODE 1 MAP 3809-19D8 TL 8000

"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
\$79,000.00.

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 6th day of December, 1996.

George S. Woodke

GEORGE S. WOODKE

Darlene Woodke

DARLENE WOODKE

STATE OF OREGON, County of Lane ss.

On December 18, 1996, personally appeared the above named
GEORGE S. WOODKE and DARLINE WOODKE and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Nancy J. Greenstreet
Notary Public for Oregon

My Commission Expires: Aug. 25, 1998