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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 J. K. DEVELOPMENT CO., an Oregon corporation
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 DANIEL N. MARTIN & JACKIE L. MARTIN, husband and wife
 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,
 to-wit:

Lot 19 in Block 19 of NINTH ADDITION TO SUNSET VILLAGE, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

97 MAR -5 P3:42

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except those of
 record and those apparent upon the land, if any, as of the date of this deed

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 described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 and all grammatical
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of February, 1997;
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
 duly authorized to do so by order of its board of directors.

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.

J. K. DEVELOPEMENT CO., an Oregon corporation
 by: Joe L. Keller, President

STATE OF OREGON, County of Klamath) ss.
 This instrument was acknowledged before me on February, 1997,
 by
 This instrument was acknowledged before me on February, 1997,
 by JOE L. KELLER
 as PRESIDENT
 of J. K. DEVELOPMENT CO., an Oregon corporation



Kristi L. Redd
 Notary Public for Oregon
 My commission expires 11/16/99

J. K. DEVELOPMENT CO.

6412 HARLAN DR

KLAMATH FALLS OR 97603

Grantor's Name and Address

DANIEL N. MARTIN & JACKIE L. MARTIN

1835 Ridge Rd.
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

DANIEL N. MARTIN & JACKIE L. MARTIN

1835 Ridge Rd.
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

DANIEL N. MARTIN & JACKIE L. MARTIN

1835 Ridge Rd.
Klamath Falls, OR 97603SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
 was received for record on the 5th day
 of March, 1997, at
 3:42 o'clock P.M., and recorded in
 book/reel/volume No. M97 on page
 6608 and/or as fee/file/instru-
 ment/microfilm/reception No. 33893,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, Co. Clerk
 By: Nathan Rose, Deputy.