



45608

Vol. 1997 Page 30897K-51276
STATUTORY WARRANTY DEED

EULALIA M. REED AND DIANE REED MATHRE

conveys and warrants to GRADY D. MARTIN AND DEBBRAH MARTIN, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
LOT 5 IN BLOCK 12 OF TRACT 1042 OF TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGONTAX ACCOUNT NO: R-2607-1B-11700
M-093263ATTACHED EXHIBIT "A" FOR EXCEPTIONS WHICH IS MADE A PART HEREOF BY
REFERENCE HERETO

SEE

This property is free of liens and encumbrances, EXCEPT:

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 consideration for this conveyance is \$ 20,000.00 (Here comply with the requirements of ORS 93.030)Dated this 10th day of September 19 97Eulalia M. Reed
EULALIA M. REEDDiane Reed Mathre
DIANE REED MATHRE

STATE OF OREGON

County of _____ } ss.

BE IT REMEMBERED, That on this _____ day of _____, 19 _____, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named _____known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to
me that _____ executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written._____
Notary Public for Oregon.

My Commission expires _____

Title Order No. K-51276Escrow No. 9740424

After recording return to:

GRADY D. MARTIN34629 MATHEWS ROADEUGENE, OR 97405

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.GRADY D. MARTIN34629 MATHEWS ROADEUGENE, OR 97405

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

1. Taxes for the fiscal year 1997-98 a lien not yet payable.

NOTE: Taxes for the year 1996-97 paid in full.

Tax Amount : \$296.37
Code No. : 252
Account No. : R-2607-1B-11700
Key No. : R163593.

MOBILE HOME

NOTE: Taxes for the year 1996-97 paid in full.

Tax Amount : \$68.89
Code No. : 252
Account No. : M-093263
Key No. : M41252.

2. Reservations and restrictions in deed from State of Oregon, to Elizabeth A. Platts, dated June 26, 1907, recorded December 2, 1907, in Volume 23 page 302, Deed records of Klamath County, Oregon, as follows:

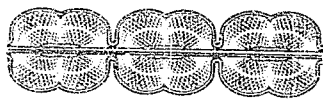
"Subject, however, to right of way for ditches, canals and reservoir sites for irrigation purposes, construction, or which may be constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved."

3. Reservations and restrictions in the dedication of Tract 1042 Two Rivers North.

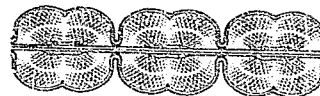
4. Reservations and restriction in deed from D-Chulas Estates Oreg. Ltd., a limited partnership, to Bruce L. David Jr. and Laura C. David, dated September 26, 1975, recorded October 10, 1975, in Volume M75 page 12569, Deed records of Klamath County, Oregon.

5. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

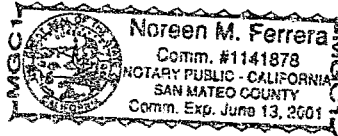
STATE OF CALIFORNIA)

COUNTY OF San Mateo)

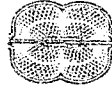
On September 10, 1997 before me, Noreen M. Ferrera, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Eulalia M. Reed and Diane Reed Mathre
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
 whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/
 they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their
 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
 executed the instrument.

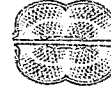
WITNESS my hand and official seal.



Noreen M. Ferrera (SEAL)
 NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 22nd _____ day
 of _____ Sept., _____ A.D., 19 97 at _____ 1:03 _____ o'clock _____ P. M., and duly recorded in Vol. _____ M97
 of _____ Deeds _____ on Page 30897.

FEE \$40.00

Bernetha G. Letsch, County Clerk
 By Kathleen Koon