

46667

WARRANTY DEED

WALLIS W. RICHMAN and CLAUDETTE A. RICHMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, and convey to:

JUDITH K. 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:

Lot 2, Block 114, BUENA VISTA ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 \$ 75,000.00.

Until a charge is requested, all tax statements shall be sent to Grantee at the
following address: 260 FULTON STREET, KLAMATH FALLS, OR 97601

Dated this 6th day of October, 1997

Wallis W. Richman
WALLIS W. RICHMAN

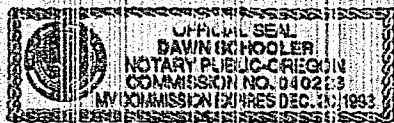
Claudette A. Richman
CLAUDETTE A. RICHMAN

STATE OF Oregon

SS.

October 6 19 97COUNTY OF DeschutesPersonally appeared the above named Wallis W. Richman andClaudette A. Richman

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler
Notary Public for Oregon
My commission expires 12/31/98

ESCROW NO. MT42669-MC

Return to:

JUDITH K. MARTIN
260 FULTON STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 9th day of October A.D. 1997
at 11:36 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 33255

Bernetha G. Leisch, County Clerk

Fee. \$30.00

Deputy

Kathleen Ross
Deputy

97 OCT-9 AM 11:36