MTC 43437-MS

51609

WARRANTY DEED

Vol. M98 Page 1254

LESLIE R. MARTIN and DONNA M. MARTIN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: KARL KNAPP AND MELISSA M. KNAPP, HUSBAND AND WIFE, AND YUEN CHING KOO AND JENNIFER S. KOO, HUSBAND AND WIFE, EACH AS TO AN UNDIVIDED 50% INTEREST, 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:

LOTS 1 AND 2 IN BLOCK 5, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 2/80TH INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

THE EASTERLY 60 FEET OF THAT PORTION OF GOVERNMENT LOTS 40, 41, 44, AND 45, LYING SOUTH OF THE WILLIAMSON RIVER KNOLL SUBDIVISION AND NORTH OF THE WILLIAMSON RIVER.

'98 JAN 14 P3:46

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 $ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 14273 SW DAPHNE STREET, BEAVERTON, OR 97008

Dated this 9th day of January, 1998

Leslie R Martin
LESLIE R. MARTIN

Donna M Martin
DONNA M. MARTIN

~~STATE~~ COMM OF MASS.
COUNTY OF BERKSHIRE SS. JAN 09 1998

Personally appeared the above named LESLIE R + DONNA M. MARTIN

and acknowledged the foregoing instrument to be HER voluntary act.

Before me: JAMES A. COTA SR.
James A Cota SR.
Notary Public for MASS.
My commission expires JULY 8, 1999

(seal)

ESCROW NO. MT43437-MS

Return to:
KARL KNAPP
14273 SW DAPHNE STREET
BEAVERTON, OR 97008

35

1255

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 14th day of January A.D., 19 93 at 3:46 o'clock P. M., and duly recorded in Vol. M98, of Deeds on Page 1254.

Bernetha G. Letsch, County Clerk

FEE $35.00 By Kathleen Ross