

63337

MTC 45062-LW
WARRANTY DEEDVol. M98 Page 27176

GLENN DAVINA AKA GLENN A. DAVINA and DIANE DAVINA AKA DIANE F. DAVINA, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DEREK ^{1/3-7}MARTIN and CYNTHIA ^{2/3-7}MARTIN, husband and wife,
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 13 in Block 4 of TRACT 1046 - ROUND LAKE ESTATES, according to the official plat thereof on file in the office fo the County Clerk of Klamath County, Oregon.

JUL 24 P1:05

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.

⁹⁸ 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 \$ 74,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 14013 RAVENWOOD, KLAMATH FALLS, OR 97601

Dated this 22 day of July, 1998.

[Signature]
GLENN DAVINA AKA GLENN A. DAVINA

[Signature]
DIANE DAVINA AKA DIANE F. DAVINA

STATE OF Oregon ss. July 22 19 98

COUNTY OF Klamath

Personally appeared the above named

Glenn Davina
and Diane Davina

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

[Signature]
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT45062-LW

Return to:

DEREK MARTIN
14013 RAVENWOOD
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of July A.D., 1998
at 1:05 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 27176

Bernetha G. Letsch, County Clerk

By [Signature]

Fee, \$30.00

Deputy.

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