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Vol. 098 Page 29241TITLE NO. 47988
ESCROW NO. 10-5885-93
TAX ACCT. NO. 139941 139932

ATC # 04047938

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

RONALD L. WORLEY AND JONI Q. WORLEY, who acquired title as JONI D. WORLEY, AS TENANTS BY THE ENTIRETY, AS TO LOT 31; AND RONALD L. WORLEY, AN ESTATE IN FEE SIMPLE, AS TO LOT 32, Grantor,

conveys and warrants to

RICHARD F. MARTINKA and RODNEY M. WYNN and B.J. MARTINKA, not as tenants in common, but with the right of survivorship, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 31 AND 32, BLOCK 4, SUN FOREST ESTATES, IN THE COUNTY OF KLAMATH,
STATE OF OREGON.

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.

Encumbrances:

1998/99 REAL PROPERTY TAXES, A LIEN BUT NOT YET DUE AND PAYABLE, THIS PROPERTY LIES WITHIN AND IS SUBJECT TO THE LEVIES AND ASSESSMENTS OF THE FIRE PATROL DISTRICT, ARTICLES OF ASSOCIATION OF SUN FOREST ESTATE PROPERTY OWNERS, COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$51,000.00 (Here comply with the requirements of ORS 93.000*).

Dated this 13th day of July, 19 98; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Ronald L. Worley
RONALD L. WORLEY

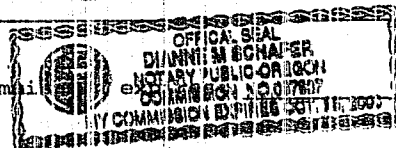
Joni Q. Worley
JONI Q. WORLEY

STATE OF OREGON, County of Linn ss.

This instrument was acknowledged before me on July 13, 19 98, by RONALD L. WORLEY and JONI Q. WORLEY

[Signature]
Notary Public for Oregon

My comm. expires



Until a change is requested
all tax statements shall be
sent to the following address:

*** SAME AS GRANTEE ***

RONALD L. WORLEY
84554 PRUDEN LANE
PLEASANT HILL, OR 97455
GRANTOR'S NAME AND ADDRESS

RICHARD F. MARTINKA
38825 PL RD
FALL CREEK, OR 97438
GRANTEE'S NAME AND ADDRESS

STATE OF OREGON: COUNTY OF KLAMATH: ss.

After recording return to:
TITLE GUARANTY COMPANY OF OREGON
299 EAST 18TH AVENUE
EUGENE, OR 97401

Filed for record at request of Aspen Title & Escrow the 10th day
of August A.D., 19 98 at 11:32 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 29241

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Brown