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'98 AUG 21 P3:38

MTC 45251-KC

WARRANTY DEED Vol. m98 Page 30876

DURINDA RHODES,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 BILL MARTIN and BARBARA MARTIN, as tenants by the entirety,
 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:

THE EASTERLY 149.6 FEET OF THE SOUTH 85.4 FEET OF LOT 5, BLOCK 2 OF HOME
 ACRES, A RESUBDIVISION OF ENTERPRISE TRACT #25, KLAMATH COUNTY, OREGON,
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN KLAMATH COUNTY, OREGON
 TOGETHER WITH A 1971 MOBILE HOME PLATE #X100670.

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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 33,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 736 PRESCOTT STREET, KLAMATH FALLS, OR 97601

Dated this 20th day of August, 1998.

Durinda Rhodes
 DURINDA RHODES

STATE OF Oregon SS. August 20 19 98
 COUNTY OF Klamath
 Personally appeared the above named Durinda Rhodes

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Karen E. Amundson
 Notary Public for Oregon
 My commission expires 5-29-01

ESCROW NO. MT45251-KC

STATE OF OREGON,
 County of Klamath ss.

Return to:

BILL MARTIN
 736 PRESCOTT STREET
 KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle

on this 21st day of August A.D., 1998
 at 3:38 o'clock P M. and duly recorded
 in Vol. M98 of Deeds Page 30876

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

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