

99 FEB -5 AM 10:27

WARRANTY DEED

DIANE K. MARTIN, Grantor, conveys and warrants to DIANE K. MARTIN, trustee or her successors in trust under the Martin Living Trust dated April 7, 1995, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 25, Block 8, Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Streets, easements, covenants, reservations and restrictions of record, and rights of the public therein.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

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 DEPARTMENTS TO VERIFY APPROVED USES; AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

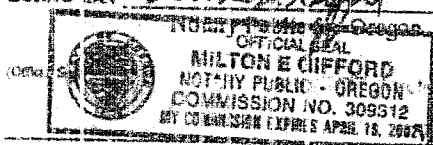
Dated this January 28, 1999.

Diane K. Martin
Diane K. Martin

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named Diane K. Martin, and acknowledged the foregoing instrument to be her voluntary act and deed this January 28, 1999.

Before me:



WARRANTY DEED

After recording return to:

Milton E. Gifford, P.C.

1807 E. Main Street

Cottage Grove, OR 97424

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

Diane K. Martin, trustee

83448 Tolman Road

Creswell, OR 97426

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

the 5th day of February A.D., 1999
at 10:27 o'clock A. M., and duly recorded
in Vol. M99, of Deeds on Page 4379

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee, \$30.00