

NS

Vol M00 Page 3641STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Kirk E. & Barbara L. Johnson
5535 Breitenstein Lane
Klamath Falls, OR 97601

Grantor's Name and Address

James C. & Nicole R. Martin
4411 Meadows Court North
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

James C. & Nicole R. Martin
4411 Meadows Court North
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Kirk E. Johnson and Barbara L. Johnson,
husband and wife,
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James C. Martin and
Nicole R. Martin, husband and wife
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1, Block 3, Third Addition to Altamont Acres, in the county of
Klamath, State of Oregon.

Code 41, Map 3909-10BD

Subject to: See attached Addendum A, page 1 of 1

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): as set forth above and apparent upon the land

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00 ~~XXXXXX~~
~~XXXXXX~~ (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 3rd day of February, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 3, 2000,
by JAMES C. MARTIN & Nicole R. MARTIN

This instrument was acknowledged before me on February 3, 2000,
by Kirk E. Johnson And BARBARA L. Johnson
as
of



OFFICIAL SEAL
DEBORAH TORRIE
NOTARY PUBLIC - OREGON
COMMISSION NO. 304727
MY COMMISSION EXPIRES OCT. 14, 2001

Deborah Torrie
Notary Public for Oregon

My commission expires Oct. 14, 2001

ADDENDUM A, page 1 of 1

RULES AND REGULATIONS AS LISTED ON WARRANTY DEED AND CONTRACT
OF SALE OF REAL ESTATE BETWEEN:

Kirk E. Johnson and Barbara L. Johnson, husband and wife, as seller, and
James C. Martin and Nicole R. Martin, husband and wife, as buyer.

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, right of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062, and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346, and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131, and as per Ordinance No. 33, recorded July 10, 1991 in Book M-91 at Page 13347.
3. This property lies within and is subject to the levies and assessments of the Klamath County Drainage District..
4. Easement, including the terms and provisions thereof,
For: Sewer Line.
Granted to: South Suburban Sanitary District of Klamath Falls
Recorded: May 23, 1958
Book: 299
Page: 516
5. Reservations for construction and maintenance of ditches, canals and pipelines across premises, including the terms and provisions thereof, as set forth in Deed from Western Cities Company to Fred Duke, et ux., recorded October 9, 1953 in Book 263 at Page 432.

State of Oregon, County of Klamath
Recorded 2/03/00, at 2:37 p. m.
In Vol. M00 Page 3641
Linda Smith,
County Clerk Fee\$ 26⁰⁰