

200 MAR 29 PM 12:32

WARRANTY DEED

Vol M00 Page 10274

KNOW ALL MEN BY THESE PRESENTS, That FLORENCE L. MARTINEZ, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FLORENCE L. MARTINEZ, TRUSTEE OF THE FLORENCE L. MARTINEZ LIVING TRUST, Dated February 8, 2000, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 30 in Block 1 of Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R4008-020CO-01200-000

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 other than money.

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

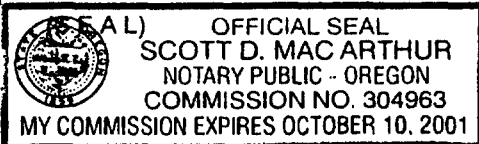
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the grantor has executed this instrument this 8<sup>th</sup> day of February, 2000; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Florence L. Martinez

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Florence L. Martinez and acknowledged the foregoing instrument to be her voluntary act and deed



Florence L. Martinez  
Grantor

Florence L. Martinez, Trustee  
4864 Homedale Road  
Klamath Falls, OR 97603

Grantee  
After recording return to:  
GRANTEE

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

SAME

Before me: Scott D. Mac Arthur  
Notary Public for Oregon  
My Commissioner Expires: 10/10/2001

STATE OF OREGON, County of Klamath)ss.

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

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 3/29/00, at 12:32 p.m.  
In Vol. M00 Page 10274  
Linda Smith,  
County Clerk Fee \$ 21.00

DC Mac Arthur