

200 OCT 11 AM 11:23

mtc 52368-TM
WARRANTY DEED

Vol M00 Page 37079

MICHAEL T. MONCIARDINI and BOBBY S. OWENS, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DEAN H. MARTIN and GAY N. 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:

Parcel 1 of Land Partition 55-96, situated in the NW1/4 SE1/4 of Section
22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon.

ACCT# 3809-02200-01004

KEY# 882834

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:

SUBJECT TO:

1. NO MANUFACTURED HOMES TO BE PLACED ON THE SUBJECT PROPERTY HEREIN.
2. ANY PRIMARY RESIDENCE ERECTED ON SUBJECT PROPERTY TO BE A MINIMUM OF
1600 SQUARE FEET.

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 ORS 30.930.

The true and actual consideration for this conveyance is 30,500.00.

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

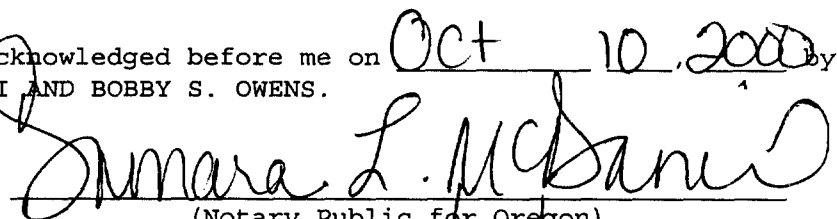
Dated this 10th day of Oct., 2000

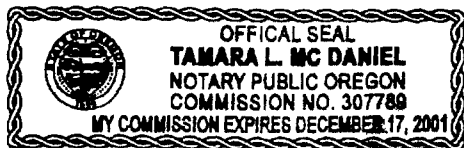

MICHAEL T. MONCIARDINI


BOBBY S. OWENS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2000 by
MICHAEL T. MONCIARDINI AND BOBBY S. OWENS.


(Notary Public for Oregon)
My commission expires 12/17/01



ESCROW NO. MT52368-TM

Return to:
DEAN H. MARTIN

State of Oregon, County of Klamath
Recorded 10/11/00, at 11:23 a.m.
In Vol. M00 Page 37079
Linda Smith,
County Clerk Fee \$ 21.00