

05 AUG 2 PM 1:10

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Grantor's Name and Address

Grantee's Name and Address

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

Jerry W. Martin
1814 Etna St
Klamath

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

Tilda Martin
1830 Etna St
Klamath Falls OR 97603

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State of Oregon, County of Klamath d.

Recorded 08/02/05 1:10 P m

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Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

ty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Tilda Martin Sole Owner

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jerry W. Martin Sole Owner

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 7, Block 7, Pleasant View TRACTS, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, Assessments, Water & Irrigation Rights & easements, for ditches & canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, Assessments, rights of way & easements of the So. Suburban Sanitary District, & as per Ordinance No. 29, of the So. Suburban Sanitary District, & as per Ordinance No. 29, Recorded May 24, 1983 in Book M-83 at Pg 8062.
3. Restrictions as disclosed by Warranty Deed recorded Oct. 30 1941 in Book: 142 at Pg: 185
4. Conditions, Restrictions as shown on the recorded Plat of Pleasant View TRACTS

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 hereinabove & grantee to pay grantor \$350.00 per mo for rent until grantee secures 1st mortgage of \$65,000. within 1 yr & \$65,000. is all due and payable 1yr from Aug 2 2005, 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 \$ 65,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, 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 on Aug 2 2005; 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.

Tilda Martin

STATE OF OREGON, County of Klamath ss.

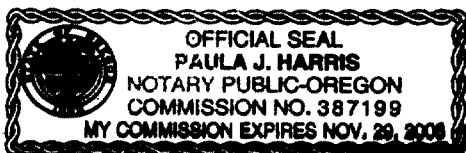
This instrument was acknowledged before me on Aug 2, 2005 by Tilda Martin

This instrument was acknowledged before me on

by

as

of



Paula J. Harris

Notary Public for Oregon

My commission expires Nov 29, 2006