MTC 78966-LW

AmeriTitle
Part Of The JELD-WEN Family

After recording return to:
JOSHUA LEON HARDY
2327 Vine Ave.
KLAMATH FALLS, OR 97601

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

JOSHUA LEON HARDY
2327 Vine Ave.
KLAMATH FALLS, OR 97601

Escrow No.   MT78966-LW
Title No.   0078966

SWD

STATUTORY WARRANTY DEED

JOHN T. MARTIN, LINDA J. MARTIN and ROBERT I MARTIN not as tenants in common, but with rights of survivorship, Grantor(s) hereby convey and warrant to **JOSHUA LEON HARDY,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The West 30 feet of Lot 468 and the East 10 feet of Lot 469 in Block 121 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **$109,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

26.00

Dated this _26th_ day of _april_ , _07_.

John T. Martin
JOHN T. MARTIN

Linda J Martin
LINDA J. MARTIN

Robert I Martin
ROBERT I. MARTIN

OFFICIAL SEAL
HEATHER SCIURBA
NOTARY PUBLIC- OREGON
COMMISSION NO. A402393
MY COMMISSION EXPIRES FEB 09, 2010

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _April 26_, 2007 by LINDA J. MARTIN and ROBERT I. MARTIN.

Heather Sciurba
(Notary Public for Oregon)

My commission expires _Feb. 9, 2010_

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _4-27-_ , 2007, by JOHN T. MARTIN.

Debbie Sinnock
(Notary Public for Oregon

OFFICIAL SEAL
DEBBIE SINNOCK
NOTARY PUBLIC- OREGON
COMMISSION NO. 396902
MY COMMISSION EXPIRES SEP 08, 2009

My commission expires _9-8-09_