

RICHARD D. HOYT and JUDY A. HOYT, husband and wife, Grantors, convey and warrant to DUANE F. MARTIN and MARLENE J. MARTIN, husband and wife, Grantees, the following real property, free of encumbrances except as specifically set forth below, located in County of Klamath, State of Oregon, legally described on Exhibit "A", attached hereto and incorporated by this reference herein as if fully set forth

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$975,000.00.

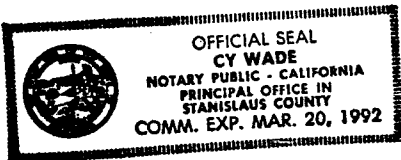
DATED this 5 day of May 1989.

Richard D. Hoyt  
RICHARD D. HOYT, Grantor

Judy A. Hoyt  
JUDY A. HOYT, Grantor

STATE OF CALIFORNIA

COUNTY OF Stanislaus



On this 5 day of May in the year 1989, before me, Cy Wade, a Notary Public, State of California, duly commissioned and sworn, personally appeared Richard D. Hoyt and Judy A. Hoyt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person S. whose names are subscribed to this instrument, and acknowledged that they executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Stanislaus County of Stanislaus on the date set forth above in this certificate.

Cy Wade  
Notary Public, State of California

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

My commission expires \_\_\_\_\_

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

AFTER RECORDING, RETURN TO:

Duane F. & Marlene J. Martin

8710 E. Collier Rd

Acampo CA 95220

Until a Change is Requested,  
Tax Statements Should be Sent

To:

Duane F. & Marlene J. Martin

8710 E. Collier Rd

Acampo CA 95220

Recorded in Book \_\_\_\_\_ or as File Reel  
Page \_\_\_\_\_  
Number \_\_\_\_\_, Record of  
Deeds of said County.

WITNESS my hand and seal of  
County affixed.

Recording Officer

By:

Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**2758**

**PARCEL 1**

In Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

**SECTION 8:** All of Section EXCEPT that part lying North of Sprague River and

**SECTION 9:** All of South 1/2 EXCEPT that part lying North of the Sprague River and

**SECTION 10:** All of Lots 19 through 32, inclusive EXCEPT that part lying North of the Sprague River and

**SECTION 11:** Lots 29, 20, 21 and 28

**SECTION 17:** Lots 1 to 16 both inclusive and

**SECTION 16:** Lots 1 to 16 both inclusive, Lots 19 to 22 both inclusive, and Lots 27 to 30, both inclusive

**SECTION 15:** The West 1/2 of Lot 4, all of Lots 19 to 22 both inclusive

EXCEPTING THEREFROM those portions conveyed to the Oregon-California Eastern Railway Company in deed dated June 11, 1928 and recorded June 11, 1928 in Volume 80 in page 458, and also in deed dated May 20, 1927 and recorded May 21, 1927 in Volume 75, in Page 474 Deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a portion conveyed to Klamath County for road purposes by deed dated November 24, 1928 and recorded April 23, 1929 in Volume 85 in page 613, Deed Records of Klamath County, Oregon.

Tax Account No: 3611 00000 00600  
3611 008A0 06600  
3611 0008B 06500  
3611 009C0 00800  
3611 009D0 00600  
3611 010C0 00500  
3611 010D0 00100 (covers other property)  
3611 010D0 00700  
3611 00000 01000  
3611 00000 00900  
3611 01700 00100  
3611 01700 00200  
3611 01600 00100  
3611 01600 00200 (covers other property)  
3611 00000 02600  
3611 00000 02800 (portion)

**PARCEL 2**

Lots 27 to 30, inclusive of Section 15, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the Oregon-California Eastern Railway Company in deed dated May 20, 1927 and recorded May 21, 1927 in Volume 75 in page 474, Deed records of Klamath County, Oregon.

Tax Account No: 3611 00000 02800  
(portion of parcel 1 & portion of parcel 2)

**PARCEL 3**

All Lots 17, 18, 23, 24, 25, 26, 31 and 32, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; Lots 1 to 16 (both numbers inclusive) in Section 18, Township 36 South, Range 11 East of the Willamette Meridian; Lots 19, 20 and 22, lying Northeasterly of the Northeasterly right of way line of the Sprague River Highway in Section 18, Township 36 South, Range 11 East of the Willamette Meridian.

2759

EXCEPTING that portion deeded to Oregon California & Eastern Railway Company for right of way by deed recorded in Book 80 at page 432 and Book 90 at page 474, Deed Records of Klamath County, Oregon.

AND ALSO EXCEPTING THEREFROM a strip of land 60 feet wide conveyed to Klamath County for road purposes by deed dated November 26, 1928, recorded April 23, 1929 in Book 85 at page 617, Deed Records of Klamath County, Oregon. PARCEL 4

A permanent easement for a 50 foot road right of way across the East side of the SW1/4 of Section 17, Township 36 South, Range 11 East of the Willamette Meridian as contained in instrument recorded November 10, 1958 in Book 306, page 151.

Tax Account No: 3611 00000 00500  
3611 01800 00100  
3611 01800 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day  
of Feb. A.D., 19 92 at 2:34 o'clock P M., and duly recorded in Vol. M92  
of Deeds on Page 2757

FEE \$40.00

Evelyn Biehn - County Clerk

By Dorlene Mulhender