


**Aspen**

TITLE &amp; ESCROW, INC.

WARRANTY DEED

#03043445

AFTER RECORDING RETURN TO:

MARK S. MARTIN

P.O. BOX 7643

KLAMATH FALLS, OR 97602

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JON LOUIS MCCOMB and JON LOUIS MCCOMB, JR., , hereinafter called  
GRANTOR(S), convey(s) to MARK S. MARTIN hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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 30.390."

And covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, and will warrant  
and defend the same against all persons who may lawfully claim  
the same, except as shown above.

The true and actual consideration for this transfer is  
\$10,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of July, 1995.

Jon Louis McComb  
JON LOUIS MCCOMB

Jon Louis McComb, Jr.  
JON LOUIS MCCOMB, JR.

STATE OF OREGON, County of Klamath)ss.

On this 13 day of July, 1995,

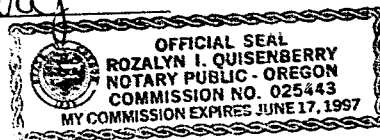
Personally appeared the above named JON LOUIS MCCOMB and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998

June 17, 1997



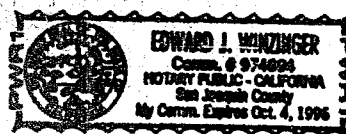
STATE OF CALIFORNIA

COUNTY OF San Joaquin)ss.

On July 15, 1995, before me, Edward J. Winzinger,  
personally appeared JON LOUIS MCCOMB, JR. personally known to me  
(or proved to me on the basis of satisfactory evidence) to be  
the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s) or  
the entity upon behalf of which the person(s) acted, executed

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the instrument.  
WITNESS my hand and official seal.



Signature Edward J. Wenzinger  
My commission expires: Oct 4, 1996

## EXHIBIT "A"

A parcel of land situated in Lot 3, Block 4, Tract 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southeast corner of said Lot 3, Block 4; thence North 00 degrees 04' 07" West 421.85 feet along the East line of Lot 3, Block 4, to a 1/2" iron pin at the Northeast corner of Lot 3, Block 4; thence South 89 degrees 45' 10" West 154.89 feet along the North line of Lot 3, Block 4, to a 1/2" iron pin; thence South 0 degrees 04' 06" East 421.69 feet to a 1/2" iron pin on the South line of Lot 3, Block 4; thence North 89 degrees 48' 43" East 154.89 feet along the South boundary of Lot 3, Block 4, to the point of beginning.

CODE 227 MAP 4008-20BO TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
of July A.D., 19 95 at 11:09 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 18762.

FEE \$35.00

By Bernetha G. Letsch County Clerk