



WARRANTY DEED

ATC #03045198

AFTER RECORDING RETURN TO:
AARON MARTSCH5181 Weyerhaeuser
Klamath Falls, Or. 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMARJORIE MONROE, hereinafter called GRANTOR(S), convey(s)
to AARON MARTSCH, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:SEE LEGAL DESCRIPTION MARKED 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, contracts and/or
liens for irrigation and/or drainage,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
\$49,000.00.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 24th day of September, 1996.Marjorie Monroe
MARJORIE MONROE

STATE OF OREGON, County of Klamath)ss.

On September 24th, 1996, personally appeared MARJORIE MONROE
who acknowledged the foregoing instrument to be herCarole A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

A portion of the NE 1/4 of the SE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 67, Block 40, Plat of West Klamath (but in part thereof which has been vacated), which point is South 30 degrees 16' 45" West 998.34 feet from the Northeast corner of said NE 1/4 of SE 1/4; thence South 24 degrees 29' East, along the Easterly line of said Lot 67 extended Southeasterly, 59.99 feet to the Southerly line of said Lot 73; thence South 25 degrees 01' 13" West 11.63 feet; thence South 62 degrees 46' 36" West 300.97 feet; thence North 14 degrees 53' 47" West 22.25 feet; thence South 65 degrees 31' West 30.40 feet; thence North 16 degrees 24' West 60.6 feet; thence North 65 degrees 31' East 60.6 feet, more or less to the Northwest corner of said Lot 73; thence North 65 degrees 31' East, along the North line of said Lot 73, 267.04 feet, more or less, to the point of beginning.

CODE 5 MAP 3908-13DA TL 5400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of Sept. A.D. 19 96 at 11:08 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 30682.

Bernetha G. Letsch County Clerk

FEE \$35.00

By Kathleen Ross