

'96 NOV 15 P3:47



WARRANTY DEED

ATC NO 03045392  
AFTER RECORDING RETURN TO:  
SHIRLEY ANN MALARKEY-CHEEK  
PO BOX 712  
Philomath, OR 97137

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

EUGENE L. MARTIN, hereinafter called GRANTOR(S), convey(s) to  
SHIRLEY ANN MALARKEY-CHEEK 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 . . . . .

*[Handwritten initials]*

"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  
\$62,000.00.

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

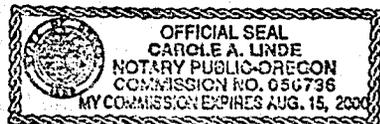
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 23rd day of October, 1996.

*Eugene L. Martin*  
EUGENE L. MARTIN

STATE OF OREGON, County of Klamath)ss.

On October 23, 1996, personally appeared EUGENE L. MARTIN  
who acknowledged the foregoing instrument to be his voluntary  
act and deed.

*Carole A. Linde*  
Notary Public for Oregon  
My Commission Expires: 8/15/00



The S 1/2 S 1/2 SW 1/4 SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion described in Deed recorded September 28, 1971 in Book M-71 at Page 10298, Microfilm Records, for road purposes.

CODE 8 MAP 3509-1300 TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of November A.D. 19 96 at 3:47 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 36019.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross