

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that, STEPHEN A. MARTIN and LOUISE A. MARTIN, hereinafter called grantor, for no consideration, does hereby grant, bargain, sell and convey unto STEPHEN A. MARTIN and LOUISE A. MARTIN, TRUSTEES OF THE MARTIN FAMILY TRUST, dated January 3, 1997, herein called grantees, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon described as follows, to wit:

"A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Township 36 South, Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

**Legal Description is Continued on Reverse Side**

To Have and Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars is \$None. 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 3rd day of January, 1997.

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 30.830.

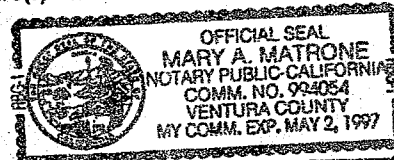
Stephen A. Martin  
STEPHEN A. MARTIN

Louise A. Martin  
LOUISE A. MARTIN

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.

On January 3, 1997, before me, MARY A. MATRONE a notary public, personally appeared STEPHEN A. MARTIN and LOUISE A. MARTIN 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Stephen and Louise Martin  
2812 Sombrosa St.  
Carlsbad, CA 92009  
Grantor's Name & Address

Stephen and Louise Martin, TEE  
2812 Sombrosa St.  
Carlsbad, CA 92009  
Grantees Name & Address

After Recording Return to:  
Russell E. Griffith, Esq.  
1991 Village Park Way, Ste 105  
Encinitas, CA 92024

Until requested otherwise send  
tax statements to:  
Stephen and Louise Martin, TEE  
2812 Sombrosa St.  
Carlsbad, CA 92009

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the \_\_\_ day of \_\_\_, 19\_\_\_, at \_\_\_ o'clock \_\_\_ M. and recorded in book/reel/volume No. \_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By: \_\_\_\_\_ Deputy

## LEGAL DESCRIPTION CONTINUED FROM REVERSE SIDE

Beginning at the most Southwesterly corner of the tract of land conveyed to Charles Joseph Miller, by Deed recorded in Volume M66 page 11300 of Klamath County, Oregon Deed Records; thence South 15°29' East a distance of 156.9 feet, more or less, to the Northwest corner of the tract of land conveyed to Thomas Bowness et ux. by Deed recorded in Volume 341 page 414 of Klamath County, Oregon Deed Records, said point being located on the center line of a private 20 foot wide roadway, which said roadway is more particularly described in Deed to John L. Gross et ux. recorded in Volume M66 at page 10168 of Klamath County, Oregon Deed Records and which said point is also the Northeast corner of the tract of land conveyed to Harold A. Ricks et ux. by Deed Recorded in Volume 336 at page 45 of Klamath County, Oregon Deed Records; thence South 78°29' West along said roadway center line, which said line is also the North line of said Ricks Tract, a distance of 54.2 feet, more or less, to the Northwest corner of said Ricks Tract, which said point is also the Northeast corner of the tract of land conveyed to Frank G. Newsom et ux. by Deed recorded in Volume M67 at page 3197 of Klamath County, Oregon Deed Records; thence continuing along said roadway center line, which said line is also the North line of said Newsom Tract, South 81°01' West, a distance of 41 feet, more or less, and North 70°22' West, a distance of 40 feet more or less, to the Northwest corner of said Newsom Tract; thence leaving the center line of said roadway and running South 38°41' West, a distance of 86.7 feet, more or less, along the Westerly line of said Newsom Tract to the Southwest corner of said Newsom Tract, said point being located on the Northerly bank of Harriman Creek at the approximate point where said creek is intersected by the Easterly bank of the Artificially constructed Water Channel; thence running North 26°30' West along the East bank of said Artificially Constructed Water Channel a distance of 72 feet to a point; thence leaving said Water Channel and running North 59°47' East, a distance of 59.6 feet, more or less, to a point on the center line of said private 20 foot wide roadway; thence North 36°14' West along said center line, a distance of 69.15 feet, more or less, to the Southeasterly corner of the tract of land conveyed to Terence L. Boyer et ux. by Deed recorded in Volume M65 at page 3939 of Klamath County, Oregon Deed Records; thence leaving said center line and running North 67°08' East to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 13th day  
of January A.D. 19 97 at 3:06 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 1019

FEE \$35.00

Bernetha G. Zetsch, County Clerk

