



## WARRANTY DEED

ATC #03047145  
AFTER RECORDING RETURN TO:  
JESSE W. MARTIN  
ALICE F. LEWIS  
130 WASHINGTON STREET  
KLAMATH FALLS, OR 97601

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

CHARLES F. WEBB and MYRNA K. WEBB, hereinafter called  
GRANTOR(S), convey(s) and warrants to JESSE W. MARTIN AND ALICE  
F. LEWIS, WITH FULL RIGHTS OF SURVIVORSHIP, 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."

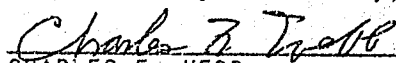
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,


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  
\$47,500.00.

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

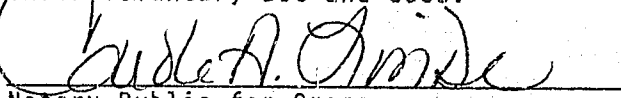
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 14th day of January, 1998.

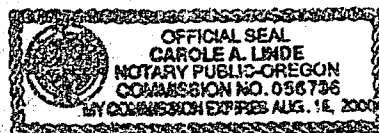
  
CHARLES F. WEBB

  
MYRNA K. WEBB

STATE OF OREGON, County of Klamath)ss.

On January 14, 1998, personally appeared CHARLES F. WEBB AND  
MYRNA K. WEBB who acknowledged the foregoing instrument to be  
their voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires: August 15, 2000.



## EXHIBIT "A"

Beginning at the Easterly corner of Lot 10, Block 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, being the corner of Second Street and the alley through said Block 5; thence Northwesterly along the Southerly side of Second Street 55 feet; thence Southwesterly at right angles with Second Street 52 feet to a point on the Southerly line of said Lot; thence Southeasterly along the Southerly line of said Lot, 55 feet to the most Southerly corner of said Lot; thence Northeasterly along the Southeasterly line of said Lot to the place of beginning, being the Southeasterly one-half of said Lot 10.

CODE 1 MAP 3809-32ED TL 5000

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of January A.D., 19 98 at 10:35 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 1300

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross