

98 OCT 29 AM 1:42

MTC 45950-MG
WARRANTY DEED

Vol. 1142 Page 39651

BRYAN R. KOEHN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MICHAEL P. MARTIN AND JOANNA K. MARTIN, HUSBAND AND WIFE AND THOMAS R. MARTIN JR. AND SHARON M. MARTIN, HUSBAND AND WIFE, AND SHAUNA L. MARTIN, ALL WITH THE RIGHTS OF SURVIVORSHIP,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

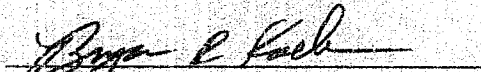
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

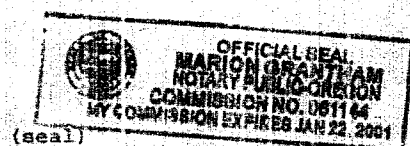
The true and actual consideration for this conveyance is \$ 210,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 22285 N. POE VALLEY ROAD, KLAMATH FALLS, OR 97603

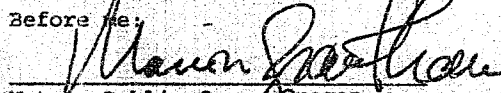
Dated this 29th day of OCT, 1998


BRYAN R. KOEHNSTATE OF Oregon SS. October 29 19 98
COUNTY OF KlamathPersonally appeared the above named BRYAN R. KOEHN

and acknowledged the foregoing instrument to be his voluntary act.



Before me,


Notary Public for Oregon

My commission expires 1/22/01

ESCROW NO. MT45950-MG

Return to:

MICHAEL P. MARTIN
22285 N. POE VALLEY ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

39652

The N1/2 SE1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM a parcel of land situate in the NW1/4 SE1/4, Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way boundary of the North Poe Valley County road as the same is presently located and constructed from which the East quarter section corner of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian bears North 57 degrees 36' East 2,375.2 feet distant and the South quarter section corner of said Section 22 bears South 24 degrees 40' West 1,458.1 feet distant; thence North 88 degrees 59' West along the Northerly right of way boundary of said county road 469.8 feet to an iron pin; thence North 8 degrees 04' West 501.7 feet to an iron pin; thence South 88 degrees 59' East 366.1 feet to an iron pin; thence generally along an existing fence line South 29 degrees 57' 43" East 150.12 feet, South 22 degrees 34' 03" East 124.54 feet and South 16 degrees 35' 25" East 264.56 feet to a point on the Northerly right of way line of North Poe Valley Road, said point being 30.00 feet at a right angle from the centerline of North Poe Valley Road as located during recorded survey Number 4406; thence along said Northerly right of way line North 83 degrees 59' 45" West 23.48 feet; thence North 19 degrees 20' 11" West 0.34 feet to the point of beginning.

ALSO EXCEPTING that part of the Southerly 30 feet of the NE1/4 SE1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian lying Easterly of the North Poe Valley Road.

ALSO EXCEPTING any portion of the N1/2 SE1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, lying within the following described parcel:

That portion of the Southerly thirty feet of the NE1/4 SE1/4 of Section 22, said Township and Range, the South of which is described as follows:

Beginning at a steel spike found marking the Southwest corner of the NW1/4 SW1/4 of said Section 23 established as shown on record of Survey No. 906 filed in the office of Klamath County Surveyor; thence Easterly along the South line of the NW1/4 SW1/4 of said Section 23 a distance of 365 feet to the true point of beginning; thence Westerly along the South line of the NW1/4 SW1/4 of Section 23 and the NE1/4 SE1/4 of Section 22, a distance of 760 feet, more or less, to a point 30 feet Westerly of its intersection with the North line of the North Poe Valley County Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of October A.D., 1998 at 11:42 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 39651

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross