



TITLE NO. 53625  
ESCROW NO. EU01-2221  
TAX ACCT. NO. 163584  
TAX ACCT. NO. 2607-001B0-11600-000

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01 APR 19 AM 11:23

mtc 53625

WARRANTY DEED -- STATUTORY FORM

MICHAEL ALLEN TIBBETTS and MADALINE TIBBETTS, husband and wife,  
Grantor,

conveys and warrants to

GRADY D. MARTIN and DEBBRAH C. MARTIN, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

Lot 4 in Block 12 of TWO RIVERS NORTH, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

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.

Except the following encumbrances:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD

The true consideration for this conveyance is \$8,500.00.

Dated this 17<sup>th</sup> day of April, 2001.

Michael A. Tibbets  
MICHAEL ALLEN TIBBETTS

Madaline Tibbets  
MADALINE TIBBETTS

CALIFORNIA  
STATE OF ~~OREGON~~, County of Plumas ) ss.

This instrument was acknowledged before me on April 17, 2001,  
by MICHAEL ALLEN TIBBETTS and MADALINE TIBBETTS.

Marian D. Gonzalez  
Notary Public for ~~Oregon~~ CALIFORNIA  
My commission expires: July 8, 2004

MICHAEL ALLEN TIBBETTS  
277 SIERRA WAY  
QUINCY, CA 95971  
GRANTOR'S NAME AND ADDRESS

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\* SAME AS GRANTEE \*\*\*

GRADY D. MARTIN  
34629 MATTHEWS ROAD  
EUGENE, OR 97405  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

State of Oregon, County of Klamath  
Recorded 04/19/01, at 11:23a. m.  
In Vol. M01 Page 17065  
Linda Smith,  
County Clerk Fee \$ 21.00