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'02 JUL 29 PM 3:08

SHANNON TIMMONS

1403 WILFORD AVE.

KLAMATH FALLS, OR 97601

Grantor's Name and Address

CAROLYN SUE MARTINEZ

7 GEORGE STREET

DOVER, NJ 07801

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

CAROLYN SUE MARTINEZ

7 GEORGE ST.

DOVER, NJ 07801

Until requested otherwise, send all tax statements to (Name, Address, Zip):

CAROLYN SUE MARTINEZ

7 GEORGE STREET

DOVER, NJ 07801

Vol M02 Page 42616  
STATE OF OREGON, } ss.  
County of \_\_\_\_\_SPACE RESERVED  
FOR  
RECORDER'S USEState of Oregon, County of Klamath  
Recorded 07/29/2002 3:08 p m.  
Vol M02, Pg 42616-17  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 2 :puty.

MTC 1396 4110

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SHANNON TIMMONS AND TINA TIMMONS, AS HUSBAND AND WIFE, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CAROLYN SUE MARTINEZ, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE OF PART OF THIS REFERENCE.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): THOSE OF RECORD

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title.<sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration.<sup>①</sup> (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July 26, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

SHANNON TIMMONS

TINA TIMMONS

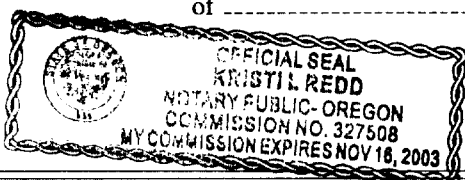
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 26, 2002,  
by SHANNON TIMMONS AND TINA TIMMONS

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 11/16/2003

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**42617**

Lot 18, Block 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the county of Klamath, State of Oregon, AND ALSO the following described real property in Klamath County, Oregon:

Beginning at the Southeast corner of Lot 18 in Block 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning, being a part of Block 29, Linkville Cemetery according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, all being within the NW1/4 of SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.