



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 45199

After recording return to:

ROBERT H. JELLESED
11132 KESTREL ROAD
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:

ROBERT H. JELLESED
11132 KESTREL ROAD
KLAMATH FALLS, OR 97601

Escrow No. MT57815-KR
Title No. _____

State of Oregon, County of Klamath
Recorded 08/12/2002 11:13 a m.
Vol M02, Pg 45199 - 45203
Linda Smith, County Clerk
Fee \$ 4100 # of Pgs 5

MTC 57815-KR
WARRANTY DEED

JEFFRY
ARHEA ANNE NEWSOM, MARY JANE NEWSOM, AND ~~JEFFREY~~ M. NEWSOM AS TENANTS IN
COMMON AS TO PARCEL A AND STEPHEN A. MARTIN AND LOUISE A. MARTIN, THE
TRUSTEES OF THE MARTIN FAMILY TRUST AS TENANTS BY THE ENTIRETY AS TO PARCELS
B AND C.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to: **ROBERT H. JELLESED, TRUSTEE OF
ROBERT H. JELLESED REVOCABLE TRUST**

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
KEY#309375 3606-003AD-01300
KEY#309384 3606-003AD-01400
KEY#309393 3606-003AD-01600
KEY#309339 3606-003AD-01500

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.

The true and actual consideration for this conveyance is \$ 99,900.00.

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.

Dated this 29th day of July, 2002.

See attached signature/notary page
ARHEA ANNE NEWSOM

See attached signature/notary page
MARY JANE NEWSOM

See attached signature/notary page
JEFFREY M. NEWSOM

THE MARTIN FAMILY TRUST

BY: STEPHEN A. MARTIN, TRUSTEE

BY: LOUISE A. MARTIN, TRUSTEE

State of Oregon
County of _____

This instrument was acknowledged before me on July 29, 2002 by
STEPHEN A. MARTIN AND LOUISE A. MARTIN, TRUSTEES OF THE MARTIN FAMILY TRUST.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

4/14

SIGNATURE PAGE FOR WARRANTY DEED

Arhea Anne Newsom 7-29-02
ARHEA ANNE NEWSOM DATE

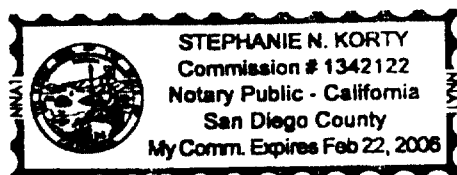
Mary Jane Newsom 7-29-02
MARY JANE NEWSOM DATE

State of: California
County of: San Diego

This instrument was acknowledged before me on 7-29-02, 2002 by ARHEA ANNE NEWSOM AND MARY JANE NEWSOM.

Stephanie N. Korty
(Notary Public)

My commission expires 2-22-06



SIGNATURE PAGE
FOR WARRANTY DEED

Jeff M. Newsom
JEFFERY M. NEWSOM

8/7/02
DATE

STATE OF OREGON COUNTY OF KLAMATH

This instrument was acknowledged before me on August 7, 2002

by JEFFERY M. NEWSOM

as _____

of _____

Tamara L. McDaniel
Notary Public for the State of OREGON
My commission expires: 12/17/05

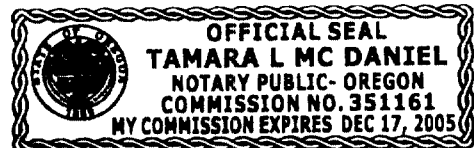


EXHIBIT "A"
LEGAL DESCRIPTION

45202

PARCEL A:

A tract of land situated in the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the tract of land conveyed to Harold A. Ricks and Dorothy E. Ricks, husband and wife, by Deed recorded March 5, 1962, in Deed Volume 336, page 45, of Klamath County, Oregon Deed Records, which said point is on the North Bank of Harriman Creek; thence North 4 degrees 24' West a distance of 97.5 feet, more or less, along the West boundary line of said Ricks tract to the Northwest corner thereof, which said point is located on the center line of the private 20 foot wide roadway, which said roadway is more particularly described in the deed to John L. Gross and Rose D. Gross, husband and wife, recorded October 20, 1966, in Volume M66 at page 10168 of Klamath County, Oregon Deed Records; thence South 81 degrees 01' West along the center line of said private 20 foot wide roadway a distance of 41 feet, more or less; thence continuing along said center line North 70 degrees 22' West, a distance of 40 feet, more or less; thence leaving said center line of said roadway and running South 38 degrees 41' West, a distance of 86.7 feet, more or less, to the Northerly Bank of Harriman Creek; thence running along said Northerly Bank of Harriman Creek South 67 degrees 34' East a distance of 70 feet, more or less; and South 82 degrees 28' East, a distance of 76 feet, more or less to the point of beginning.

TOGETHER WITH full right of ingress and egress to and from the West Side Highway by means of said private 20 foot wide roadway, more particularly described in said Deed to John E. Gross, et ux recorded in Volume M66 at Page 10168 of Klamath County, Oregon Deed Records, and TOGETHER WITH an easement for utilities 5 feet in width along the edge of said roadway.

PARCEL B:

A tract of land situated in the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

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 degrees 29' East a distance of 156.9 feet, more or less, to the Northwest corner of the tract of land conveyed to Thomas Bownass 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 degrees 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 (continued)

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 degrees 01' West, a distance of 41 feet, more or less, and North 70 degrees 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 degrees 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 degrees 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 degrees 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 degrees 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 degrees 08' East to the point of beginning.

TOGETHER WITH full right of ingress and egress to and from the West Side Highway by means of said private 20 foot wide roadway, more particularly described in said Deed to John E. Gross, et ux recorded in Volume M66 at Page 10168 of Klamath County, Oregon Deed Records.

PARCEL C:

A portion of the SE1/4 of NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the centerline of a 20 foot wide private roadway with the South line of Harriman Park Subdivision, said point being South 12 degrees 04' East a distance of 228 feet, more or less, from the most Southerly corner of Lot 2, said Harriman Park; thence continuing along said roadway centerline South 12 degrees 04' East a distance of 147.5 feet to a point; thence South 4 degrees 29' West a distance of 78.0 feet to a point; thence South 8 degrees 01' East a distance of 65.0 feet to a point and the true point of beginning of this description; thence leaving said roadway centerline South 67 degrees 08' West a distance of 35.4 feet, more or less, to the Easterly bank of an artificially constructed water channel; thence following said Easterly bank South 17 degrees 01' East a distance of 76.0 feet; thence North 59 degrees 47' East a distance of 59.6 feet to said private roadway centerline; thence North 36 degrees 14' West along said centerline a distance of 69.15 feet, more or less, to the point of beginning.