



After recording return to:

1st American Title

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

Do Follow - will advise.

Escrow No. K59079S

Title No. K59079-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 45294

State of Oregon, County of Klamath

Recorded 08/13/2002 11:02 a. m.

Vol M02, Pg 45294-95

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

'02 AUG 13 AM 11:02

### STATUTORY WARRANTY DEED

Ward T. Walker, Grantor, conveys and warrants to Jack Martin and Cynthia Martin, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached Exhibit "A" for legal description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$180,000.00 (Here comply with the requirements of ORS 93.030)

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF ASSET PRESERVATION, INC. AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

Dated this 9<sup>th</sup> day of AUGUST, 2002

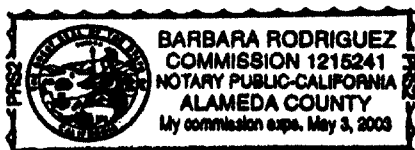
Ward T. Walker

Ward T. Walker

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 9<sup>th</sup> day of August, 2002  
by Ward T. Walker



Barbara Rodriguez

Notary Public for Oregon

My commission expires: May 3, 2003

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

In Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 13: Government Lots 3, 4, 5, 6, 11 and those portions of 12, 13, and 14 that lie North of the Sprague River Highway.

EXCEPTING THEREFROM that portion conveyed to the Oregon-California and Eastern Railway Company, a corporation, by Right of Way Deed recorded June 7, 1928 in Book 80, page 433, Deed records of Klamath County, Oregon.

Section 12: Government Lot 30 and that part of Government Lot 27 that lies South of the Sprague River.