

02 OCT 28 PM 3:39



After recording return to:

Edward L. Martin

444 Redding Street
Klamath Falls, OR 97603

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

Edward L. Martin

same

Escrow No. K59631S

Title No. K59631-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/28/2002 3:39 p. m.

Vol M02, Pg 61516-17

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Barbara J. Jones, aka Barbra J. Jones, Grantor, conveys and warrants to Edward L. Martin and Denise L. Martin, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" 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 \$139,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of October 2002.

Barbara J. Jones

Barbara J. Jones/Barbra J. Jones

STATE OF OREGON

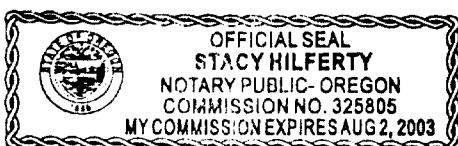
County of Klamath } ss.

This instrument was acknowledged before me on this 28 day of October, 2002
by Barbara J. Jones

[Signature]

Notary Public for Oregon

My commission expires: 3-2-03



K26

61517

Exhibit A

That portion of Tracts 31 and 32 of "Ankeny Garden Tracts", according to the official plat thereof on file in the Klamath County Clerk's Office, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Tract 31; thence N. $89^{\circ}15'54''$ E. 197.62 feet along the north line of said Tract 31; thence S. $00^{\circ}01'03''$ E. 234.22 feet parallel with the West line of said Tract 31 and 32; thence S. $89^{\circ}15'54''$ W. 155.62 feet; thence S. $00^{\circ}01'03''$ E. 47.00 feet; thence S. $89^{\circ}15'54''$ W. 42.00 feet; thence N. $00^{\circ}01'03''$ W. 281.22 feet along the West line of said Tracts 31 and 32, to the point of beginning. Excepting therefrom that portion of the irrigation lateral right of way lying within the above described tract, conveyed to the United States of America by deed Volume 29 on page 277, records of Klamath County, Oregon.