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STATE OF OREGON, 1 cc

Marvin Van Diepen

4016 Mack Ave.

Klamath Falls, OR 97603

Grantor's Name and Address

Susan Jensen

Marcia Hughes

1107 McClellan

2123 Kimberly Dr.

Klamath Falls, OR

Klamath Falls, OR

Grantee's Name and Address

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

Susan Jensen

1107 McClellan

Klamath Falls, OR 97603

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

Marvin Van Diepen

4016 Mack Ave.

Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 10/31/2002 10:43 a m.Vol M02, Pg 62586

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

eputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Marvin Van Diepenhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Susan Jensen and Marcia Hughes  
with right to servitude.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:A tract of land in the N1/2S1/2SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance of 495.8 feet and South 89° 26' West a distance of 250 feet from the iron pin which marks the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing South 89° 26' West a distance of 80 feet to an iron pin; thence North 1° 14' West a distance of 144.5 feet to an iron pin thence; North 89° 26' East a distance of 80 feet to an iron pin; thence South 1° 14' East a distance of 144.5 feet, more or less, to the point of beginning.

(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):  
Subject to easements and rights of way of record and apparent on the land.

\_\_\_\_\_, 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 \$1.00. ☐ 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. ☐ (The sentence between the symbols ☐ , 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 10.31.02; 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.

Marvin Van DiepenSTATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on Oct. 31, 2002,  
by Marvin Van Diepen

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Sally A. West  
Notary Public for OregonMy commission expires Mar. 15, 2003