

02 DEC 20 PM 1:21

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After Recording Return to:
WINIFRED MARSDEN and JAMES C. MARSDEN

Until a change is requested all tax statements
Shall be sent to the following address:
WINIFRED MARSDEN and JAMES C. MARSDEN

State of Oregon, County of Klamath
Recorded 12/20/2002 1:21 p. m.
Vol M02, Pg 74596
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

GEORGE C. ARNOLD TRUSTEE OF THE EDUCATION AWARENESS TRUST UAD JANUARY 31, 1993 AND RESTATED NOVEMBER 17, 1994, herein called grantor, convey(s) to WINIFRED MARSDEN and JAMES C. MARSDEN, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 6 and 7, Block 6, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

RESERVING UNTO THE GRANTOR, an easement over the Northerly 5 feet of Lot 6 for access to and maintenance of a fence, which is not part of the sale of this property. Together with an easement for the maintenance of an apartment Building located on Lots 6 and 7 Block 6 of said subdivision, over the Northeasterly 2 feet of a vacated alley adjoining the Westerly lines of Lots 6 and 7, Block 6 of said subdivision. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$97,000.00.
(here comply with the requirements of ORS 93.930)

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.

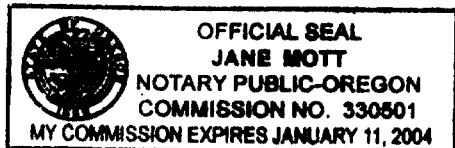
Dated 12/17/02

GEORGE C. ARNOLD TRUSTEE OF THE EDUCATION AWARENESS TRUST UAD JANUARY 31, 1993 AND RESTATED NOVEMBER 17, 1994

George C. Arnold, Trustee
GEORGE C. ARNOLD, TRUSTEE

STATE OF Oregon, County of Jackson ss.

On Dec 17, 2002 personally appeared the above named GEORGE C. ARNOLD TRUSTEE OF THE EDUCATION AWARENESS TRUST UAD JANUARY 31, 1993 AND RESTATED NOVEMBER 17, 1994 and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Jane Mott
Notary Public for
My commission expires: Jan 11, 2004

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056177

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