



MT 59216-MS

THIS SPACE State of Oregon, County of Klamath
Recorded 01/22/2003 3:09 p m.
Vol M03 Pg 04131
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
MARTHA J. HESS

P.O. BOX 63
CRATER LAKE, OR 97604

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

MARTHA J. HESS

P.O. BOX 63
CRATER LAKE, OR 97604

Escrow No. MT59216-MS

'03 JAN 22 PM3:09

WARRANTY DEED

EMARD INC., DBA CORNERSTONE CONSTRUCTION, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARTHA J. HESS, 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:

LOT 52 IN BLOCK 48 OF TRACT NO. 1184, OREGON SHORES UNIT 2, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

240331

3507-018AC-02400

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 \$109,000.00.

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 21 day of January, 2003

EMARD INC., DBA CORNERSTONE CONSTRUCTION
BY: [Signature]
JAMES N. EMARD, PRESIDENT



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-21-03 by EMARD INC., DBA CORNERSTONE CONSTRUCTION.

[Signature]
(Notary Public for Oregon)
My commission expires 3-2-04