



After recording return to:

TOMMY HUGHES
4016 MACK AVENUE
KLAMATH FALLS, OR 97601

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

TOMMY HUGHES
4016 MACK AVENUE
KLAMATH FALLS, OR 97601

Escrow No. MT59679-MS
Title No.

Vol M03 Page 06707

State of Oregon, County of Klamath
Recorded 02/03/2003 3:15 p m.
Vol M03 Pg 06707-08
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

MARVIN VAN DIEPEN and SUSAN JENSEN and MARCIA HUGHES, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: TOMMY HUGHES and MARCIA HUGHES not as tenants in common, but with right of survivorship. 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
530232 3909-003DD-05500

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 \$ **42,700.00.**

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 3rd day of Feb, 2003

Marvin Van Diepen
MARVIN VAN DIEPEN
BY Susan K. Jensen
SUSAN K. JENSEN, HIS ATTORNEY IN FACT
Susan Jensen
SUSAN JENSEN
Marcia Hughes
MARCIA HUGHES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/3/03 by MARCIA HUGHES, AND SUSAN JENSEN, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR MARVIN VAN DIEPEN.

Marjorie A Stuart
(Notary Public for Oregon)
My commission expires 12/20/06

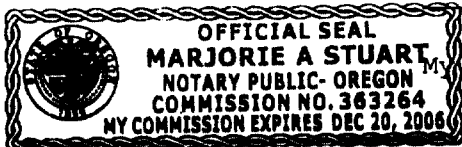


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the N1/2 N1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 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; 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 pint of beginning.

Together with a 1970 SPACE mobile home, plate #X 89810