

03 AUG 29 PM 3:37



After recording return to:
Melissa M. Bulock
6449 Redding
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Melissa M. Bulock
6449 Redding
Klamath Falls, OR 97603

File No.: 7021-246211 (SAC)
Date: August 26, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 64293

State of Oregon, County of Klamath
Recorded 08/29/2003 3:37 P m
Vol M03 Pg 64293-64295
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Edward L. Martin and Denise L. Martin as tenants by the entirety, Grantor, conveys and warrants to **Melissa M. Bulock**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)

#314

64294

APN: 583023

Statutory Warranty Deed
- continued

File No.: 7021-246211 (SAC)
Date: 08/26/2003

Edward L. Martin
Edward L. Martin

Denise L. Martin
Denise L. Martin

STATE OF Oregon)
County of Klamath)ss.
)

This Instrument was acknowledged before me on this

day of

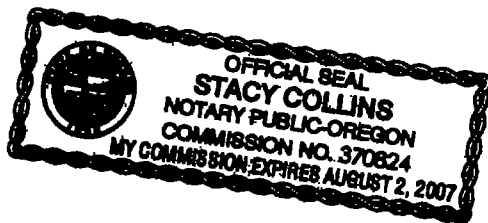
29 August 2003

by Edward L. Martin and Denise L. Martin.

Stacy Collins

Notary Public for Oregon

My commission expires: 8-2-07



APN: 583023

Statutory Warranty Deed
- continuedFile No.: 7021-246211 (SAC)
Date: 08/26/2003**EXHIBIT A****LEGAL DESCRIPTION:**

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

Beginning at the Northwest corner of said Tract 31; thence N. 89°15'54" E. 197.62 feet along the North line of said Tract 31; thence S. 00°01'03" E. 234.22 feet parallel with the West line of said Tract 31 and 32; thence S. 89°15'54" W. 155.62 feet; thence S. 00°01'03" E. 47.00 feet; thence S. 89°15'54" W. 42.00 feet; thence N. 00°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 page 277, records of Klamath County, Oregon.