

04 APR 1 PM 3:05

After Recording Return to:  
JOSEPH J. MARTIN  
4016 Mack Ave  
Klamath Falls, OR 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
JOSEPH J. MARTIN  
Same As Above  
A 58863 AF

State of Oregon, County of Klamath  
Recorded 04/01/2004 3:05 p m  
Vol M04 Pg 18666  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

MARCIA HUGHES, herein called grantor, convey(s) to JOSEPH J. MARTIN, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land in the N 1/2 N 1/2 S 1/2 SE 1/4 SE 1/4 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 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.

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 \$60,000.00.  
(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 3-30-04.

Marcia Hughes  
MARCIA HUGHES

STATE OF OREGON, County of Klamath) ss.

On March 30, 04 personally appeared the above named MARCIA HUGHES and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:

**Aspen**  
TITLE & ESCROW, INC.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058863

Before me: Adrien Fleek  
Notary Public for Oregon  
My commission expires:  
Official Seal 12-3-06



21.00