

04 JUN 25 PM 2:55

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State of Oregon, County of Klamath
Recorded 06/25/2004 2:55p m
Vol M04 Pg 41262
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

SHARON B. TIMMONS

4863 Wagon Rd
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SHARON B. TIMMONS

Same As Above

Aspen 59363 AF
WARRANTY DEED
(INDIVIDUAL)

✓ ROBERTA C. MARTIN, herein called grantor, convey(s) to SHARON B. TIMMONS, 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 NE 1/4 NW 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 1° 21' West along the quarter line a distance of 605.5 feet and North 89° 09' West a distance of 20 feet from the iron axle which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89° 09' West a distance of 738.84 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence following the Easterly right of way line of the Dalles-California Highway South 6° 02' West a distance of 110 feet to a point; thence South 88° 25' East a distance of 327.7 feet to a point; thence South 6° 02' West parallel to the Easterly right of way line of the Dalles-California Highway a distance of 585.55 feet to a point on the forty line; thence North 89° 41' East along the forty line a distance of 468 feet to a point; thence North 1° 21' East a distance of 687.5 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 \$95,000.00. ✓
(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 June 24, 2004

Roberta C Martin
ROBERTA C. MARTIN

WASHINGTON Covetz
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On June 24, 2004 personally appeared the above named ROBERTA C. MARTIN and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

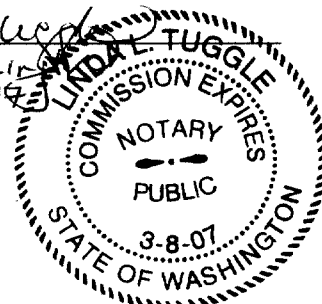
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059363

Before me: Linda E. Tuggle
Notary Public for ~~Oregon~~ Washington
My commission expires: 3/8/2007

Official Seal



21A