

05 FEB 18 PM 3:44

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**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Law Office of FRANCIS X. MOHAN III  
3031 West March Lane, Suite 211-W  
Stockton, CA 95219

State of Oregon, County of Klamath  
Recorded 02/18/2005 3:44 p m  
Vol M05 Pg 11288-921  
Linda Smith, County Clerk  
Fee \$ 4.00 # of Pgs 5

**MAIL TAX STATEMENTS TO:**

Duane F. Martin Sr., Trustee  
Marital Trust C/U MARTIN FAMILY  
TRUST DATED SEPT. 5, 2002  
2021 Highway 88, Lone, CA 95640

**IS+CO5 30 TRUST TRANSFER QUITCLAIM DEED**

**FOR NO CONSIDERATION AND IN ORDER TO CHANGE FORMAL TITLE ONLY:**

DUANE F. MARTIN SR. , Trustee of the DUANE F. MARTIN AND MARLENE J.  
MARTIN FAMILY TRUST DATED SEPTEMBER 5, 2002

**HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO:**

DUANE F. MARTIN SR. , Trustee of the Marital Trust created under the DUANE F.  
MARTIN AND MARLENE J. MARTIN FAMILY TRUST DATED SEPTEMBER 5, 2002

**ALL OF QUITCLAIMOR'S RIGHT, TITLE AND INTEREST IN AND TO THE  
FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH,  
STATE OF OREGON LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED  
HERETO AND INCORPORATED BY THIS REFERENCE HEREIN AS IF FULLY  
SET FORTH,**

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of  
exclusions from coverage, together with any schedules contained in standard title  
policies, reservations, easements, restrictions and rights of way of record and those  
apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described  
premises lying within the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY DESCRIBED  
IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING AND 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.

THERE IS NO CONSIDERATION for this conveyance.

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Dated: 10-8-04



DUANE F. MARTIN

QUITCLAIMOR(S) - TRANSFEROR(S)

STATE OF CALIFORNIA            )  
  : ss.  
COUNTY OF SAN JOAQUIN        )

On this 8<sup>th</sup> day of October, 2004 before me, the undersigned Notary Public, personally appeared DUANE F. MARTIN, SR., ☒ personally known to me ☐ proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same in their authorized capacities, and that by their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary's Signature

**PARCEL 1** (Hoyt 2470 acres in 1, 2 and 3)

In Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

SECTION 8: All of Section EXCEPT that part lying North of Sprague River and

SECTION 9: All of South ½ EXCEPT that part lying North of the Sprague River and

SECTION 10: All of Lots 19 through 32, inclusive EXCEPT that part lying North of the Sprague River and

SECTION 11: Lots 29, 20, 21 and 28

SECTION 17: Lots 1 to 16 both inclusive and

SECTION 16: Lots 1 to 16 both inclusive, Lots 19 to 22 both inclusive, and Lots 27 to 30, both inclusive

SECTION 15: The West ½ of Lot 4, all of Lots 19 to 22 both inclusive

EXCEPTING THEREFROM those portions conveyed to the Oregon-California Eastern Railway Company in deed dated June 11, 1928 and recorded June 11, 1928 in Volume 80 in page 458, and also in deed dated May 20, 1927 and recorded May 21, 1927 in Volume 75, in Page 474 Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a portion conveyed to Klamath County for road purposes by deed dated November 24, 1928 and recorded April 23, 1929 in Volume 85 in page 613, Deed Records of Klamath County, Oregon.

*Tax Account No:*

3611 00000 00600	3611 00000 01000
3611 008A0 06600	3611 00000 00900
3611 0008B 06500	3611 01700 00100
3611 009C0 00800	3611 01700 00200
3611 009D0 00600	3611 01600 00100
3611 010C0 00500	3611 01600 00200 (covers other property)
3611 010D0 00100 (covers other property)	3611 00000 02600
3611 010D0 00700	3611 00000 02800

***continued on next page***

**PARCEL 2** (Hoyt)

Lots 27 to 30, inclusive of Section 15, Township 36 South, Range 11 East or the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the Oregon-California Eastern Railway Company in deed dated May 20, 1927 and recorded May 21, 1927 in Volume 75 in page 474, Deed Records of Klamath County, Oregon.

*Tax Account No: 3611 00000 02800 (portion of parcel 1 & portion of parcel 2)*

**PARCEL 3** (Hoyt)

All Lots 17, 18, 23, 24, 25, 26, 31, and 32, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; Lots 1 to 16 (both numbers inclusive) in Section 18, Township 36 South, Range 11 East of the Willamette Meridian; Lots 19, 20 and 22, lying Northeasterly of the Northeasterly right of way line of the Sprague River Highway in Section 18, Township 36 South Range 11 East of the Willamette Meridian.

EXCEPTING that portion deeded to Oregon, California & Eastern Railway Company for right of way by deed recorded in Book 80 at page 432 and Book 90 at page 474, Deed Records of Klamath County, Oregon.

AND ALSO EXCEPTING THEREFROM a strip of land 60 feet wide conveyed to Klamath County for road purposes by deed dated November 26, 1928, recorded April 23, 1929 in Book 85 at page 617, Deed Records of Klamath County, Oregon.

**PARCEL 4** (Hoyt)

A permanent easement for a 50 foot road right of way across the East side of the SW1/4 of Section 17, Township 36 South, Range 11 East of the Willamette Meridian as contained in instrument recorded November 10, 1958 in Book 306, page 151.

*Tax Account No. 3611 00000 00500; 3611 01800 00100; 3611 01800 00300*

**PARCEL 5** (Nealy 10 acres)

East 676 feet of the South 676 feet of Section 16, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Sprague River Highway.

*continued on next page*

**PARCEL 6** (Kronenberger 306.25 acres)

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Government Lots 17, 18, 23, 24, 25, 26, 31, and 32, in Section 16, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom any portion lying within the right of way of the O.C. & E. Railroad right of way. ALSO EXCEPTING THEREFROM the East 676 feet of the South 676 feet of said Section 16.

Government Lots 17, 18, 23, 24, 25, 26, 31, and 32 in Section 17, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 7** (Hayley 51 acres)

The East 1650 feet of that portion of the Southwest quarter of Section 17, Township 36, South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the Northerly 1267.20 feet.

**PARCEL 8** (Williamson 168.65 acres)

Real property in Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 17: Government Lots 20, 21, 28 and 29

Section 18: Government Lots 17, 18, 23, 24, 25, 26, and 32

EXCEPTING THEREFROM the East 1650 feet of the SW 1/4 of Section 17.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED REAL PROPERTY LYING SOUTHERLY OF THE SPRAGUE RIVER HIGHWAY.