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FORM No. 762 - SPECIAL WARRANTY DEED (Individual or Corporate).

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RONALD & LYNN FREEMAN

P.O. BOX 4342

WEST HILLS, CA 91308

Grantor's Name and Address

TIMOTHY B. MARTIN

9100 DUARTE RD. #207

SAN GABRIEL, CA 91775

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

TIMOTHY B. MARTIN

9100 DUARTE RD. #207

SAN GABRIEL, CA 91775

Until requested otherwise, send all tax statements to (Name, Address, Zip):

TIMOTHY B. MARTIN

9100 DUARTE RD. #207

SAN GABRIEL, CA 91775

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State of Oregon, County of Klamath

Recorded 04/05/2005 9:15 A m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RONALD S. FREEMAN AND LYNN M. FREEMAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY B. MARTIN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SUN FOREST ESTATES TRACT 1060, LOT 5, BLOCK 10, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

APN# R-2310-036D0-01900-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,900.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE REAL PROPERTY IS FREE FROM ENCUMBRANCES CREATED OR SUFFERED THEREON BY GRANTOR AND THAT GRANTOR WILL WARRANT AND DEFEND THE SAME AND EVERY PART AND PARCEL THEREOF AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE GRANTOR.~~

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 11,900.00~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on MARCH 17, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Ronald S. Freeman
RONALD S. FREEMAN

Lynn M. Freeman
LYNN M. FREEMAN

CALIFORNIA

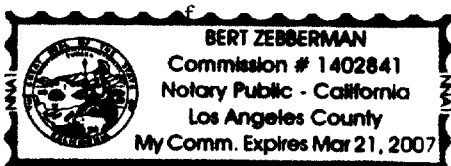
STATE OF ~~OREGON~~, County of LOS ANGELES) ss.

This instrument was acknowledged before me on MARCH 17, 2005
by RONALD S. FREEMAN AND LYNN M. FREEMAN

This instrument was acknowledged before me on _____

by _____

as _____



Bert Zebberman
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires _____