

M05-66342

Klamath County, Oregon

10/12/2005 11:30:14 AM

Pages 1 Fee: \$21.00

After Recording Return to:

DENNIS A. MARTIN AND DEBRA J. MARTIN

7146 Westhill Rd
Valley Springs, CA 95550

Until a change is requested all tax statements

Shall be sent to the following address:

DENNIS A. MARTIN AND DEBRA J. MARTIN

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

ATE-62403 AF

PATRICK THROOP and VANESSA THROOP, herein called grantor, convey(s) to **DENNIS A. MARTIN AND DEBRA J. MARTIN, HUSBAND AND WIFE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 20, Block 36, Tract No. 1184, OREGON SHORES - UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-017BD TL 03300 KEY #234696

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 **\$6,700.00**.
(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 October 6, 2005.


PATRICK THROOP


VANESSA THROOP

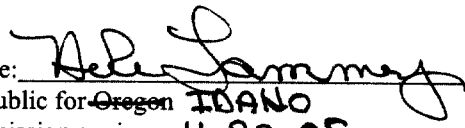
~~IDAHO~~
STATE OF ~~OREGON~~, County of Canyon) ss.

On Oct. 11, 2005 personally appeared the above named **PATRICK THROOP** and **VANESSA THROOP** 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.: 00062403

Before me: 
Notary Public for ~~Oregon~~ **IDAHO**
My commission expires: 11-30-05
Canyon County
Official Seal

\$21-A