

M05-66449

Klamath County, Oregon

10/13/2005 11:43:02 AM

Pages 1 Fee: \$21.00

After Recording Return to:

Dennis A. Martin

Debra J. Martin

7146 Westhill Road

Valley Springs, CA. 95252

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-62397 MS

WILLIAM D. SMALLWOOD and DENISE M. SMALLWOOD, 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 15, Block 8, Tract No. 1019, WINEMA PENINSULA, UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3407-027CD TL 00700 KEY #194998

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 **\$30,000.00**. The execution of this Deed directly to the Grantee named herein is done at the direction of NCS Exchange Professionals as part of a tax deferred exchange for the benefit of the Grantee named herein.

(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 7, 2005**.

Denise M Smallwood

DENISE M. SMALLWOOD

CALIFORNIA **San Diego**
STATE OF **OREGON**, County of **Klamath** ss.
T.R. **T.R.**

On **October 12**, 2005 personally appeared the above named ~~**WILLIAM D. SMALLWOOD**~~ and **DENISE M. SMALLWOOD** and acknowledged the foregoing instrument to be 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.: 00062397

Before me: 
Notary Public for ~~Oregon~~ **CALIFORNIA** T.R.
My commission expires: **June 9, 2009**

Official Seal



This document is being recorded in counterpart

\$21-A