

M06-01200

Klamath County, Oregon

01/20/2006 02:08:23 PM

Pages 1 Fee: \$21.00

After Recording Return to:

BARBARA S. MARTIN

5441 Summers Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

WARRANTY DEED

(INDIVIDUAL)

BOBBY OWENS, herein called grantor, convey(s) to BARBARA S. MARTIN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 1 of Land Partition 35-04 being a Replat of a portion of Lot 14, VILLA SAINT CLAIR, situated in the NW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE 041 MAP 3909-014BB TL 00500 KEY #571786

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 \$200,000.00. The execution of this Deed directly to the Grantee named herein is done at the direction of Landamerica Exchange Company as part of a tax deferred exchange for the benefit of the Grantee named herein.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated January 19, 2006.


BOBBY OWENS

STATE OF OREGON, County of Klamath) ss.

On January 20, 2006 personally appeared the above named BOBBY OWENS and acknowledged the foregoing instrument to be his 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.: 00062854

Before me: 

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

