

M06-10506

Klamath County, Oregon

05/24/2006 11:22:05 AM

Pages 2 Fee: \$26.00

After Recording Return to:

TIMOTHY B. MARTIN

9100 Duarte Rd #207
San Gabriel, Ca. 91775

Until a change is requested all tax statements

Shall be sent to the following address:

TIMOTHY B. MARTIN

Same as above

ASPEN: 63405MS

WARRANTY DEED

(INDIVIDUAL)

FRED A. NETTELBECK and BILLY JOE NETTELBECK, herein called grantor, convey(s) to TIMOTHY B. MARTIN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

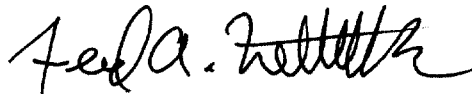
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$6,000.00.
(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 May 19, 2006.



FRED A. NETTELBECK



BILLY JOE NETTELBECK


STATE OF OREGON, County of Klamath) ss.

On May 22, 2006 personally appeared the above named FRED A. NETTELBECK and BILLY JOE NETTELBECK and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063405

Before me: 
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

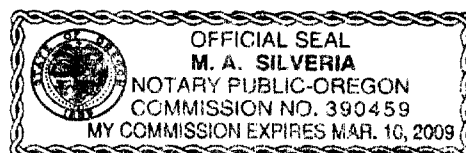


Exhibit A

Lots 5, 6, 7 and 8, Block 13, SPRAGUE RIVER, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3610-014BC TL 00100 KEY# 333151

CODE 008 MAP 3610-014BC TL 00200 KEY# 333160

CODE 008 MAP 3610-014BC TL 00300 KEY# 333179