

17601

-WARRANTY DEED-

WALTER A. FIRESTONE and JANICE M. FIRESTONE, husband and wife, Grantors, warrant and convey to THEODORE H. CHAPMAN and SHIRLEY L. CHAPMAN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

Beginning at a point 36 feet East of Rock #2 at the center of the South boundary of Market Street as shown on the plat of First Addition to Bonanza, Oregon and North $33^{\circ}45'$ East 122.5 feet along the Easterly line of Market Street; thence South $56^{\circ}15'$ East 140 feet; thence South $33^{\circ}45'$ West 40 feet; thence North $56^{\circ}15'$ West 140 feet to Market Street; thence North $33^{\circ}45'$ East 40 feet to the point of beginning. ALSO beginning at a point which is 36 feet East and North $33^{\circ}45'$ East 122.5 feet from Rock #2 designating the center of the South boundary of Market Street; thence South $56^{\circ}15'$ East 140 feet; thence North $33^{\circ}45'$ East 50 feet; thence North $56^{\circ}15'$ West 140 feet; thence South $33^{\circ}45'$ West 50 feet to the point of beginning.

The above-described parcels being a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon

SUBJECT TO AND EXCEPTING:

- (1) Rights of the public in and to any portion of the herein described premises lying within the limits of any road, street, or highway; (2) City liens, if any, of the City of Bonanza; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Twenty Five Thousand and No/100ths (\$25,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at: P. O. Box 305, Bonanza, OR 97623.

DATED this 29th day of November, 1982.

Walter A. Firestone

Janice M. Firestone

AFTER RECORDING RETURN TO:
 Mr. and Mrs. Theodore H. Chapman
 P.O. Box 305
 Bonanza, OR 97623

WILLIAM P. BRANDNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

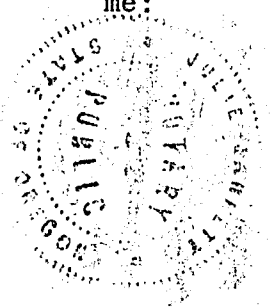
KLAMATH FALLS, OREGON 97601

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STATE OF OREGON)
County of Klamath) ss. November 29, 1982.

Personally appeared the above-named WALTER A. FIRESTONE and JANICE M. FIRESTONE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Julie Powell
Notary Public for Oregon
My Commission expires: 2/14/85

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record
this 29 day of Nov A. D. 19 82 at 3:48 o'clock P.M., and
duly recorded in Vol. M82, of Deeds on Page 16079
Fee \$8.00
By Joyce McQueen EV. LYN BIENN, County Clerk