

21351

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTG 12012-L

Vol. 1783 Page

3836

KNOW ALL MEN BY THESE PRESENTS, That

Ross Loveland, Jr. and Carolyn Sue Loveland, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Harold R. Chapman and Cathy T. Chapman, Husband and Wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"SEE ATTACHED LEGAL DESCRIPTION"

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 200,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (circulate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of March, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Carolyn Sue Loveland for Ross Loveland, Jr.
His Attorney In Fact
STATE OF OREGON, County of

STATE OF OREGON,
County of Klamath } ss.
March 14th, 1983

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named Carolyn Sue Loveland for herself and as attorney in fact for Ross Loveland, Jr. and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires: _____

Ross Loveland, Jr. and Carolyn Sue Loveland

GRANTOR'S NAME AND ADDRESS
Harold R. Chapman and Cathy T. Chapman
111 W. St. John St. #1212
San Jose, California 95113

GRANTEE'S NAME AND ADDRESS
After recording return to:
Per Grantee
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Per Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways. **3837**

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Wood River.
4. Reservations and restrictions as contained in Patent from United States of America, recorded May 1, 1929, in Volume 87, page 120, Deed Records of Klamath County, Oregon. (Affects Parcel 1)
5. Reservations and restrictions as contained in Patent from United States of America, recorded in Volume 305, page 334, Deed Records of Klamath County, Oregon. (Affects Parcel 2)
6. Reservations, restrictions, and easements as contained in Land Status Report recorded in Volume 305, page 336, Deed Records of Klamath County, Oregon. (Affects Parcel 2)

7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 6, 1981

Recorded: January 6, 1981

Volume: M81, page 174, Microfilm Records of Klamath County, Oregon

Amount: \$139,200.00

Mortgagor: Ross Loveland, Jr. and Carolyn Sue Loveland, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P-9752)

Said mortgage buyers agree to assume and pay.

8. A roadway easement, including the terms and provisions thereof,

Dated: November __, 1982

Recorded: February 2, 1983

Volume: M83, page 1729, Microfilm Records of Klamath County, Oregon

In favor of: Ross Loveland Jr. and Carolyn Sue Loveland, husband and wife

3838

DESCRIPTION

PARCEL 1:

A parcel of land situated in Sections 34 and 35, Township 33 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of NW¼ of NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South 7.64 chains; thence West in a straight-line to the water edge of Wood River on the near side; thence upstream along said water edge of Wood River to North boundary of Lot 9 of Section 34 said Township and Range; thence East to the point of beginning.

EXCEPTING THEREFROM a portion of the NW¼ of Section 35 and the NE¼ of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South 89° 45' 11" West, along the North line of said Section 35, a distance of 1328.40 feet, more or less to the Northwest corner of said Section 35; thence South 89° 52' 28" West, along the North line of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, a distance of 379.40 feet; thence South 00° 07' 32" East, a distance of 30.00 feet; thence North 89° 52' 28" East, on a line parallel to and 30.00 feet distant from the North line of said Section 34, a distance of 379.50 feet, more or less to a point on the East line of said Section 34; thence North 89° 45' 11" East, on a line parallel to and 30.00 feet distant from the North line of said Section 35, a distance of 1328.44 feet, more or less to a point on the East line of the NW¼ of the NW¼ of said Section 35; thence North along the East line of the said NW¼ of the NW¼ a distance of 30.00 feet to the point of beginning.

PARCEL 2:

A parcel of property located in the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the West line of the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, said point of beginning being South, a distance of 30.00 feet from the Northwest corner of said NE¼ of the NW¼; thence South 00° 09' 55" East, along the Westerly line of said NE¼ of the NW¼, a distance of 229.5 feet; thence North 89° 45' 11" East parallel with the North line of said NE¼ of the NW¼ a distance of 259.04 feet, more or less to a point on the Westerly right of way line of Highway #62; thence Northwest along said right of way line, a distance of 240.95 feet, more or less to a point 30.00 feet Southerly from the North line of the NE¼NW¼ when measured at right angles to the North line of said NE¼ of the NW¼; thence South 89° 45' 11" West, on a line parallel to and 30.00 feet distant from the North line of said NE¼ of the NW¼, a distance of 185.6 feet, more or less to the point of beginning.

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of March A.D., 1983 at 11:45 o'clock A.M., and duly recorded in Vol M83 of Deeds on page 3836.

Fcc \$ 8.00

EVELYN BIEHN
COUNTY CLERK

By Bernice A. Shetch deputy