

MOUNTAIN TITLE COMPANY

75631

WARRANTY DEED

NTC-1811-P

Vol. M87

Page 10152

KNOW ALL MEN BY THESE PRESENTS, That DENNIS M. CHAMBERS and LINDA V. CHAMBERS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFERY L. WHEATON and MARTHA S. WHEATON, 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 OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Agreement, including the terms and provision thereof, dated January 31, 1977 and recorded February 2, 1977, in Volume M77, page 1863, Microfilm Records of Klamath County, Oregon, between Jerry W. Thomas subsequently assigned to Pacific West Mortgage who subsequently assigned to M. Yvonne Barker, as Vendor and Beulah Knighten who subsequently assigned to Ray K. & Shirley J. Coddington, husband and wife, as Vendees, which Grantees herein do not assume nor agree to pay and the Grantors hold Grantees harmless therefrom; and Real Estate Contract dated August 24, 1984, recorded August 30, 1984, in Volume M84, page 15060, Microfilm Records of Klamath County, Oregon, between Ray K. Coddington, as Grantee and Dennis M. Chambers and Linda V. Chambers, husband and wife, as Vendees which the Grantees herein hereby agree to assume and pay in full. cont. on reverse

[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.]

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 all those of record and 2 those apparent upon the land, if any, as of the date of this deed and that 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 \$ 30,144.75

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 11th day of June, 1987; 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]

STATE OF OREGON,
County of Klamath } ss.
June 11, 1987.

Personally appeared the above named DENNIS M. CHAMBERS and LINDA V. CHAMBERS,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 11/16/87

DENNIS M. CHAMBERS
Linda V. Chambers
LINDA V. CHAMBERS
STATE OF OREGON, County of } ss.
June 11, 1987.

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 _____

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.

Notary Public for Oregon
My commission expires: _____

DENNIS M. CHAMBERS and LINDA V. CHAMBERS,

GRANTOR'S NAME AND ADDRESS
JEFFERY L. WHEATON and MARTHA S. WHEATON, 104 Grant St. Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

~~NAME AS GRANTEE~~

MOUNTAIN TITLE COMPANY

NAME, ADDRESS, ZIP

Until a change is requested all loan statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.

By _____ Recording Officer
Deputy

DESCRIPTION SHEET

The following described real property situate in Klamath County, Oregon:

A parcel of land including Lot 4, Block 39 FIRST ADDITION to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows: Beginning at the most Northerly corner of said Lot 4, Block 39, First Addition to the City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street; thence South 51 degrees 15' East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South 51 degrees 15' East to a point on the Southeasterly line of Lot 7, Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North 39 degrees 05' East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South 39 degrees 05' West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of said Lot 6; thence North 50 degrees 55' West along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North 39 degrees 05' East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North 38 degrees 45' East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.

SUBJECT TO: -continued from the reverse-

City lien, in favor of the City of Klamath Falls, Improvement Unit: 272, Card 3, docketed April 25, 1980, in the amount of \$7,117.16, which the Grant-ees has agreed to assume and pay in full the existing balance plus interest and any delinquencies as of the date of this Warranty Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 12th day of June A.D., 19 87 at 8:41 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 10152.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]