

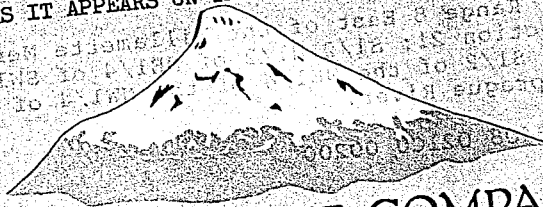
88609

MT-19908 P

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT A. WARD & JEWEL M. WARD, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOUSTON L. CHAPMAN & MABEL M. 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 LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"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 those of record and 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 \$ 19,500.00

However, the consideration paid for this transfer, stated in terms of dollars, is \$ 19,500.00. 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 20th day of June, 1988; 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 Del Norte, June 20, 1988.

Personally appeared the above named Robert A. Ward & Jewel M. Ward

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

Before me: Mimi L. Mitchell, Notary Public for Oregon, California. My commission expires: 8-24-90

Robert A. & Jewel M. Ward
221 Mud Hen Rd.
Crescent City, CA 95531

Houston L. & Mabel M. Chapman
3479 Sierra Way
San Bernardino, CA 92405

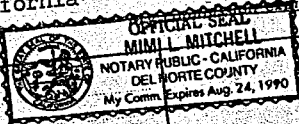
After recording return to:
Grantee

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Del Norte, June 20, 1988. Personally appeared Robert A. Ward and Jewel M. Ward, 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 Robert A. Ward & Jewel M. Ward, 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.



STATE OF OREGON, County of Del Norte, June 20, 1988.

I certify that the within instrument was received for record on the day of June, 1988, at o'clock P.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

Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, Section 21; S1/2 N1/2 of NE1/4 of SW1/4 and that part of the N1/2 of the S1/2 of the NE1/4 of the NW1/4 of the SW1/4 that lays East of the Sprague River.

Tax Account No.: 3408 021C0 00200

TOGETHER WITH:

A 60 foot wide easement for joint user roadway and all other roadway purposes over and across the property herein conveyed and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of that part of Northwest 1/4 of Northwest 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian that lays North of Sprague River Highway and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of West 1/2 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian as set forth in deed recorded October 21, 1970 in Volume M70, page 9414, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27 day of June A.D., 19 88 at 9:33 o'clock A. M., and duly recorded in Vol. M88 of Deeds on Page 9973

FEE \$13.00

Evelyn Biehn, County Clerk
By Gauline Mullender

