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WARRANTY DEED

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AFTER RECORDING RETURN TO: GREGORY ALLEN CHAPIN 2600 Toekem St LA-MASA, CA 92047

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

JOHN W. RICHARDSON and FRANCES F. RICHARDSON, husband and wife and FAY L. STRAIN hereinafter called GRANTOR(S), convey(s) to GREGORY ALLEN CHAPIN hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXH BIT "A"

"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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Taxes for the year 1989-90 are now a lien but not yet payable. 2) Regulations, including levies, liens assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District. 3) This property lies within and is subject to the levies and assessments of Meadows District. 4) Easement, recorded April 3, 1929 in Book 86 at page 216. 5) Easement, recorded January 14, 1949 in Book 228 at page 61. 6) Easement recorded June 28, 1976 in Book M-76 at page 9724. 7) Mortgage in favor of Klamath First Federal Savings and Loan, recorded November 30, 1976 in Book M-76 at page 19249 & re-recorded December 20, 1976 in Book M-76 at page 20297 & re-recorded January 20, 1977 in Book M-77 at page 1102, which Grantee herein assumes and agrees to pay and hold Grantor herein harmless therefrom. 8) Mortgage, in favor of Rod E. Travis, recorded November 20, 1978 in Book M-78 at page 26190, which Grantee herein hereby assumes and agrees to pay and hold Grantor herein harmless therefrom.

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 *\$350,000.00.

In construing this deed and where the context so requires, the singular includes the plural. 2 history

IN WITNESS WHEREOF, the grantor has executed this instrument this ZND DAY OF DECEMBER, 1989.

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| JOHN W. RICHARDSON | FRANCES FORICHARDSON |
| X FAY L. STRAIN | - I'll a contraction |
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地位制度 证实的 时 25137 WARRANTY DEED PAGE 2 STATE OF WASHINGTON, County of Janhomi-)ss. On this diay of DECEMBER, 1989, Personally appeared the above named JOHN W. RICHARDSON and FRANCES F. RICHARDSON and FAY L. STRAIN and acknowledged the foregoing instrument to be their voluntary act and deed. cold . Legaller - 19 - -Before me: Notary Rublic for Washington My Commission Expires: 10--29-90 ړ لا 化合物 Attiming used for the segui 24/7= V10 own a 1V10: see Diegno 1 ·····, 1 ٦ ស់ផង [24]]新兴的的新闻。《新闻》(新闻》)(新闻》)。 新。第二次的Processell》,操作指示:指针的原则和针的原因。此此,在1946年,1947 自由的社会主义的 化中心化合物分子 VELEQAN MARKEN IN CLICCOLIX (CONTROL AL VILLE) ACCONTRACTOR CONTRACTOR CONTRACTO 到此来自己们的自己 A CARLES IN THE REPORT OF THE PROPERTY OF THE -e NIC ALSO CI CLASSIC THE SFESTROW IN 2 an sull 的复数的复数分子的 ୍ରଧ୍ୟଶ୍ X2730 JEST

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A parcel of land situate in the SW 1/4 of Section 11, Township PARCEL 1: 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

EXHIBIT "A"

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,516.15 feet and South O degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S 1/2 S 1/2 N 1/2 SW 1/4 of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00 degrees 27, 05" East along the West line of The Meadows, a distance of 145.0 feet to a poirt; said point being the true point of beginning; thence South 89 degrees 32: 55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence South 100 degrees 27' 05" East a distance of 270.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 110.0 feet, more or less, to the West line of The Meadows; thence North along said West line 270.0 feet, more or less, to the true point of beginning.

A parcel of land situate in the SW 1/4 of Section 11, Township PARCEL 2: 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,356.15 feet and North 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S 1/2 S 1/2 N 1/2 SW 1/4 of said Section 11; thence continuing South 0 degrees 27 05" East parallel to the West line of THE MEADOWS, a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89 degrees 32: 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence South 0 degrees 27' 05" East a distance of 150.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 100.0 feet to a point; thence North 0 degrees 27' 05" West 150.0 feet to the true point of beginning.

CODE 41 MA? 3909-11CA TL 6000 CODE 41 MAP 3909-11CB TL 8900 CODE 41 MAP 3909-11CB TL 9000 CODE 41 MAP 3909-11CD TL 1700

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