



WARRANTY DEED

Vol. 789 Page 25136

AFTER RECORDING RETURN TO:
GREGORY ALLEN CHAPIN
7400 Torrem St
La Mesa, CA 92043

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 EXHIBIT "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.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 22ND DAY OF DECEMBER, 1989.

X John W. Richardson
JOHN W. RICHARDSON

X Frances F. Richardson
FRANCES F. RICHARDSON

X Fay L. Strain
FAY L. STRAIN

by power of attorney
Frances F. Richardson

PARCEL 1:

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

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 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, 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 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 110.0 feet to a point; thence South 00 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.

PARCEL 2:

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

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 South 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 MAP 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29 day
of Dec A.D., 19 89 at 11:48 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 25136
By Evelyn Biehn County Clerk
Bernetha S. Letsch