



10002

**Aspen**  
TITLE & ESCROW, INC.#01634684  
WARRANTY DEEDVol. m90 Page 599AFTER RECORDING RETURN TO:  
Mr. and Mrs. John C. O'Neil  
1927 Bryant Ct  
K Falls Ore 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVER. DAVID HALVORSEN, hereinafter called GRANTOR(S), convey(s) to  
JOHN C. O'NEILL and LORETTA O'NEILL, husband and wife hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN....."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) Conditions and  
Restrictions as shown on the recorded plat of Tract 1109-Chalet  
Vista Subdivision. 2) Easements, as shown on the plat. 3)  
Rules, regulations and statutory powers of Klamath Irrigation  
District. 4) Subject to rules and regulations of Fire Patrol  
District. 5) Declaration of Conditions and Restrictions  
recorded August 28, 1974 in Book M-74, page 10502. 6) Easement,  
including the terms and provisions thereof, recorded August 23,  
1977 in Book M-77, page 15621. 7) Agreement, including the  
terms and provisions thereof, recorded July 18, 1979 in Book  
M-79, page 16938. 8) Trust Deed, including the terms and  
provisions thereof, recorded August 14, 1989 in Book M-89, page  
6342, which Trust Deed the Grantees herein DO NOT agree to  
assume and pay and Grantor holds Grantees harmless therefrom.,and 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  
\$27,925.00.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 8th day of January, 1990.R. David Halvorsen  
R. DAVID HALVORSEN

STATE OF OREGON, County of Klamath)ss.

January 8, 1990.

Personally appeared the above named R. DAVID HALVORSEN and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.Before me: Marlene E. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.

90 JUN 10 AM 11 45

## EXHIBIT "A"

A tract of land situated in Lot 7, Block 1, TRACT 1109 - CHALET VISTA SUBDIVISION, situated in the SE 1/4 SW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Lot 7, Block 1 of said TRACT 1109 - CHALET VISTA, excepting the following described 5.00 acre tract.

Beginning at the corner common to said Lot 7 and Lot 6 of the North end of Chalet Drive; thence along the line common to said Lots 6 and 7 and the centerline of a 60 foot road easement, as per said Tract 1109, North 251.49 feet, on the arc of a curve to the right (radius = 76.65 feet and central angle = 105 degrees 03 minutes 00 seconds) 140.55 feet, South 74 degrees 57 minutes 00 seconds East 114.47 feet and South 83 degrees 17 minutes 05 seconds East 309.39 feet; thence leaving said Lot line and easement South 42 degrees 25 minutes 50 seconds East 420.01 feet to the South line of said Lot 7; thence North 89 degrees 58 minutes 20 seconds West, along said south lot line, 747.76 feet to the East line of Chalet Drive; thence on the arc of a curve to the left (radius point bears North 89 degrees 53 minutes 20 seconds West 50.00 feet and central angle = 90 degrees 01 minutes 40 seconds) 78.56 feet, with bearings based on the South line of said Lot 7 as being North 89 degrees 58 minutes 20 seconds West.

Tax Acct. No.: 165 - 3910-03200-02301 Key No.: 870123

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day  
of Jan. A.D., 19 90 at 11:45 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 599.

FEE \$33.00

Evelyn Biehn County Clerk  
By Pauline Mulvaney