

15077.

#04035174  
WARRANTY DEEDVol. M90 Page 9577

AFTER RECORDING RETURN TO:  
LAWRENCE D. CHEYNE, JR.  
SANDRA A. CHEYNE

P.O. Box 74  
Midland, OR 97634

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

MAXINE HOTCHKISS, hereinafter called GRANTOR(S), convey(s) to  
LAWRENCE D. CHEYNE, JR. and SANDRA A. CHEYNE, 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 USE."

*Ac.* and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Subject to rules  
and regulations of Fire Patrol District. 2) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 3) Recitals  
in Deed recorded May 5, 1941 in Book 137, page 421, Deed Records  
of Klamath County, Oregon. 4) Easement as shown on County Tax  
Assessor's Map for powerline.,

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  
\$18,000.00.

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 15th day of May, 1990.

X Maxine Hotchkiss  
MAXINE HOTCHKISS

STATE OF OREGON, County of Lake)ss.

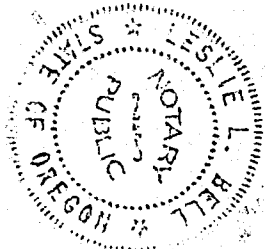
May 17, 1990.

Personally appeared the above named MAXINE HOTCHKISS and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: Leslie L. Bell

Notary Public for Oregon

My Commission Expires: 10-27-92



90 MAY 19 PM 3 57

## EXHIBIT "A"

That portion of the property in Section 2, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which was deeded to N. B. Selleck by Deed recorded in Book 150 at Page 289 of Klamath County, Oregon Deed REcords, which lies Westerly of the County Road known as the Rocky Point Road or West Side Road and which was formerly State Highway No. 421, and more particularly described as follows:

Beginning at the point on the Westerly line of the Rocky Point Road which is the Northeast corner of Lot 10, Block 5 of Arrowhead Village; thence North 65 degrees 51' West (North 65 degrees 56 1/2" West in said Selleck Deed) a distance of 533.67 feet, more or less, along the Northerly line of Lots 10, 9, 8, 7, 6 and 5 to the Southeast corner of Lot 1, All in Block 5 of Arrowhead Village; thence North 24 degrees 09' East (North 24 degrees 03 1/2' East in said Selleck Deed) a distance of 150 feet to the Southerly line of Chin-Tolk Street; thence South 65 degrees 51' East (South 65 degrees 56 1/2' East in said Selleck Deed) along said Southerly line of Chin-Tolk Street to its intersection with the Westerly line of said Rocky Point Road; thence Southwesterly along said Westerly line of said Rocky Point Road a distance of 150.47 feet, more or less, to the point of beginning.

CODE 8 MAP 3606-2BB TL 2400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day  
of May A.D., 19 90 at 3:57 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 9577.

Evelyn Biehn County Clerk

By Pauline Muelendore

FEE \$33.00