

15295

#01035205
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Eugene Mortenson
~~5401 GATEWOOD DRIVE~~ 3514 Greensprings Drive
KLAMATH FALLS OR 97603

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

MAURICE A. CHAPPEL AND JENNIE L. CHAPPEL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to EUGENE MORTENSON and
KATHY MORTENSON (also known as VERA KATHLEEN MORTENSON),
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." *km*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1.) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2.) Access
Restrictions, including the terms and provisions thereof
contained in Deed recorded December 18, 1967 in Book M-67, page
9768. 3.) Access Restrictions, including the terms and
provisions thereof contained in Deed recorded January 22, 1968
in Book M-68 page 473 4.) Easement including the terms and
provisions thereof recorded May 9, 1968 in Book M-68, page
4252. 5.) Easement, including the terms and provisions thereof
recorded May 9, 1968 in Book M-68, page 4261.

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
\$54,900.00.

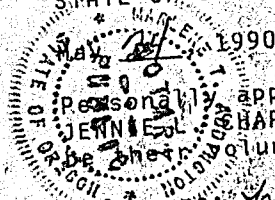
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 21st day of May 1990.

Maurice A. Chappel
MAURICE A. CHAPPEL

Jennie L. Chappel
JENNIE L. CHAPPEL

STATE OF OREGON, County of Klamath)ss.



Personally appeared the above named MAURICE A. CHAPPEL AND
JENNIE L. CHAPPEL, and acknowledged the foregoing instrument to
be their voluntary act and deed.
Before me: *Darlene L. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1998

90 MAY 25 AM 11 47

10009

EXHIBIT "A"

Beginning at the Southeast corner of the SW 1/4 NE 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the East line of said SW 1/4 NE 1/4 a distance of 250.0 feet; thence West at right angles to said East line a distance of 200.0 feet; thence South, parallel to said East line, a distance of 250.0 feet; thence East along the South line of said SW 1/4 NE 1/4 a distance of 200.0 feet to the point of beginning.

LESS AND EXCEPTING all that portion of the above described property heretofore conveyed to the State of Oregon, by and through its State Highway Commission by Deed dated January 15, 1968, recorded January 22, 1968 as Document #19727 in Volume M-68 at Page 473, Microfilm Records of Klamath County, Oregon, and by deed recorded December 18, 1967 in M-67 at Page 9768, Microfilm Records of Klamath County, Oregon.

CODE 7 MAP 3909-700 TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
of May A.D., 19 90 at 11:47 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 10008.
Evelyn Biehn County Clerk
By Rauline Mullins

FEE \$33.00