

16916

WARRANTY DEED

FREDERICK WILDER CHASE and MARILYN EULA CHASE, husband and wife,
Grantors, convey and warrant to ROBERT GREER, ROBERT ASTLE, and ROBERT
BICKMAN, Grantees, the following real property free of encumbrances
except as specifically set forth below:

The Westerly one-half (NWly 1/2) of Lot 5, Block 53, NICHOLS
ADDITION to the City of Klamath Falls, Oregon, more
particularly described as follows:

Beginning at the most Northerly corner of Lot 5 in Block 53
of NICHOLS ADDITION to the City of Klamath Falls, Oregon;
thence 60 feet in a Southeasterly direction along a line
parallel with Seventh Street; thence 65 feet in a
Southwesterly direction along a line parallel with Jefferson
Street; thence 60 feet in a Northwesterly direction along
Seventh Street; thence 65 feet in a Northeasterly direction
along Jefferson Street to the place of beginning.

Tax Account No: 3808 032AB 02000

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the
schedule of exclusions from coverage, together with any schedules
contained in standard title policies, reservations, easements,
restrictions and rights-of-way of record and those apparent on the
land.

ALSO SUBJECT TO rights of the public in and to any portion of the
herein described property lying within the boundaries of roads or
highways.

ALSO SUBJECT TO an easement created by instrument, subject to the
terms and provision thereof;

Dated: September 15, 1928

Recorded: September 15, 1928

Volume: 82, page 264, Deed Records of Klamath County, Oregon

In favor of: Ralph C. Dale

For: Sewer line

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is
\$45,000.00

DATED this 26 day of March, 1990.

Frederick Wilder Chase
FREDERICK WILDER CHASE, Grantor

Marilyn Eula Chase
MARILYN EULA CHASE, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 26 day of
March, 1990, by FREDERICK WILDER CHASE and MARILYN EULA
CHASE, husband and wife.

Darlene Truitt
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-16-92

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Grantor's Name and Address:
Frederick and Marilyn Chase
6603 Reeder Road
Klamath Falls, OR 97603

Grantee's Name and Address:

After Recording, Return To:
Robert Greer, Robert Astle
& Robert H. Hickman
4320 Anthony Ct. #4
Rocklin, CA 95677

Until a Change is Requested
Tax Statements Should be
Sent To: Robert Greer, Robert
Astle, & Robert H. Hickman
4320 Anthony Ct. #4
Rocklin, CA 95677

STATE OF OREGON) ss.

County of Klamath)

I CERTIFY that the within instru-
 ment was received for record on
 the 29th day of June, 1990, at
11:03 o'clock A.M., and re-
 corded in Book M90 on Page
12812 or as File/Reel number
16916, Record of Deeds of
 said County.

Evelyn Biehn, County Clerk

Recording Officer

By: Gautier Mullins Deputy