

22248

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JACKSON COUNTY FEDERAL BANK, F.S.B.
F.K.A. JACKSON COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JUSTIN G. CHAULET and DIANA K. CHAULET, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PLEASE SEE "EXHIBIT A" ATTACHED HERETO

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

STATE OF OREGON,)
County of JACKSON) ss.
November 1, 19 90

Personally appeared the above named Donald W.
Stilleke, Senior Vice President & Vi
McCalvy, Assistant Vice President

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL) Ronald D. Lingo

Notary Public for Oregon

My commission expires: 05/14/92

STATE OF OREGON, County of _____, ss.
November 1, 19 90

Personally appeared Donald W. Stilleke
Vi McCalvy who, being duly sworn,

each for himself and not one for the other, did say that the former is the
Senior Vice president and that the latter is the
Assistant Vice President Secretary of Jackson County
Federal Bank, FSB

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors, and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL) Ronald D. Lingo

Notary Public for Oregon

My commission expires: 05/14/92

(If executed by a corporation, affix corporate seal)

JACKSON COUNTY FEDERAL BANK

GRANTOR'S NAME AND ADDRESS

JUSTIN G. CHAULET
DIANA K. CHAULET

GRANTEE'S NAME AND ADDRESS

After recording return to:

Justin G & Diana K. Chaulet
10144 S. Highway 97
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Justin G & Diana K. Chaulet
10144 S. Highway 97
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

That portion of Tract 55 of MIDLAND TRACTS, lying between the Easterly right of way line of the Central Pacific Railroad and the Westerly right of way line of the Dalles-California Highway, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM the following described portion thereof:

That portion of Tract 55 of MIDLAND TRACTS, lying between the Easterly right of way line of the Central Pacific Railroad and the Westerly right of way line of the Dalles-California Highway, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of the Dalles-California Highway with the South line of said Tract 55 of Midland Tracts, said point also being on the North line of Kodes Street in the plat of First Addition to Midland extended Westerly; thence North 89 degrees 55' West a distance of 28.5 feet, more or less, to the Easterly right of way line of the Central Pacific Railway; thence North 33 degrees 36' East a distance of 142.8 feet, more or less, to a corner in said right of way; thence North 56 degrees 24' West a distance of 100 feet to the Easterly right of way line of said Central Pacific Railway; thence North 33 degrees 36' East, along said right of way, a distance of 160.75 feet to a point; thence South 56 degrees 24' East, at right angles to said right of way, a distance of 58.75 feet to a point; thence North 33 degrees 36' East, parallel with said right of way, a distance of 10.0 feet; thence South 56 degrees 24' East, at right angles to said right of way, a distance of 76.75 feet, more or less, to the Westerly right of way line of the Dalles-California Highway; thence South 36 degrees 34' West, along said Westerly right of way line, a distance of 300 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM, any portion lying with public roads, railroads and C-4-N Drain.

CODE 162 MAP 3908-3600 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of Nov. A.D. 19 90 at 3:43 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 22157.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline M. Mendenhall