

26419

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JOSEPH W. MERCER, a married man, hereinafter called grantor,
convey(s) to RONALD L. CHALKER and W. JOY CHALKER, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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 \$. *However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

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 11th day of December, 19 90.

STATE OF OREGON,

County of Klamath

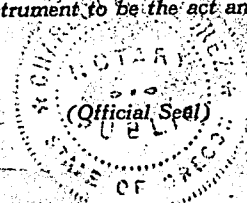
ss.

Joseph W. Mercer
JOSEPH W. MERCER

On this the 20th day of December, 19 90 personally appeared
JOSEPH W. MERCER

who, being duly sworn (or affirmed), did say that he is the attorney in fact for
BERYL L. MERCER and

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Charlotte Flores
(Signature)

Escrow Secretary
(Title of Officer)

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Ronald L. Chalker

1525 Entrada Ave.

Atascadero, CA 93422

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ronald L. Chalker

1525 Entrada Ave.

Atascadero, CA 93422

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ronald L. Chalker

1525 Entrada Ave.

Atascadero, CA 93422

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/Instrument/microfilm No. .
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By NAME TITLE
 Deputy

91 FEB 29 PM 2 38

PARCEL 1:

A parcel of land situated in Lots 688 and 689, Block 104, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 688; thence West, 100.00 feet to the Northwest corner of said Lot 689; thence South along the West line of said Lot 689, 86.60 feet; thence East, 20.00 feet; thence North, 24.90 feet; thence East, 80.00 feet to a point on the East line of said Lot 688; thence North, 61.70 feet to the point of beginning.

TOGETHER WITH an easement for the purpose of ingress and egress over and across the Southerly 58.30 feet of the Easterly 30.00 feet of said Lot 689.

PARCEL 2:

A parcel of land situated in Lots 688 and 689, Block 104, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 688; thence West, 100.00 feet to the Southwest corner of said Lot 689; thence North along the West line of said Lot 689, 33.4 feet; thence East, 20.00 feet; thence North, 24.90 feet; thence East, 80.00 feet to a point on the East line of said Lot 688; thence South, 58.30 feet to the point of beginning.

CODE 1 MAP 3809-33DB TL 3300

EXHIBIT "B"

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Mills Addition to the City of Klamath Falls.
3. Easement, including the terms and provisions thereof:
For: Ingress and egress over and across the Southerly 58.30 feet of the Easterly 30.00 feet of Lot 689, Block 104, Mills Addition.

Recorded: September 17, 1976

Book : M-76

Page : 14607

4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Joseph W. Mercer and Beryl L. Mercer, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation

Dated: September 16, 1976

Recorded: September 17, 1976

Book : M-76

Page : 14605

Amount : \$32,000.00

(Affects Parcel 1)

5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Joseph W. Mercer and Beryl L. Mercer, husband and wife

Trustee : William Ganong

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation

Dated : September 16, 1976

Recorded : September 17, 1976

Book : M-76

Page : 14607

Amount : \$16,000.00

(Affects Parcel 2)

Resignation of Trustee under the above Trust Deeds by instrument:

Trustee : William Ganong, Jr.

Recorded : June 15, 1977

Book : M-77

Page : 10503

Appointment of Successor Trustee under the above Trust Deeds by instrument:

Successor : William L. Sisemore

Recorded : June 15, 1977

Book : M-77

Page : 10504

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of Feb. A.D., 19 91 at 2:38 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 3689.

FEE \$38.00

Evelyn Biehn - County Clerk

By Pauline Mullendore