

AFTER RECORDING RETURN TO:

GRACE ADA CALDWELL

3937 Rio Vista Way
Klamath Falls, OR 97603

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

~~SAME AS ABOVE~~ 11417 Hill Rd., Klamath Falls, OR 97603

MONTE L. DEHLINGER and MAUREEN A. DEHLINGER, hereinafter called
GRANTOR(S), convey(s) to GRACE ADA CALDWELL, 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." *MC*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Conditions,
Restrictions as shown on the recorded plat of Chalet Vista. 2)
Rules, regulations and statutory powers of Klamath Irrigation
District and Klamath Basin Improvement District. 3) Subject to
rules and regulations of Fire Patrol District. 4) Declaration of
Conditions and Restrictions imposed by instrument recorded
August 28, 1974 in Book M-74, page 10502. 5) Easement as shown
on the plat for utilities. 6) Three Easements, including the
terms and provisions thereof, recorded June 20, 1979 in Book
M-79, page 14572 and recorded January 5, 1982 in Book M-82, page
7999 and recorded October 8, 1986 in Book M-86, page 18185. 7)
Mortgage, including the terms and provisions thereof, recorded
June 8, 1973 in Book M-73, page 7097, in favor of First Federal
Savings and Loan Associations of Klamath Falls, a Federal
Corporation, which Mortgage the Grantee herein agrees to assume
and pay according to the terms contained therein.,

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
\$95,000.00.

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 18th day of March, 1991.

Monte L. Dehlinger
MONTE L. DEHLINGER

Maureen A. Dehlinger
MAUREEN A. DEHLINGER

STATE OF OREGON, County of Klamath)ss.

On this 22nd day of March, 1991, personally appeared the above
named MONTE L. DEHLINGER and MAUREEN A. DEHLINGER and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Notary Public for Oregon

Commission Expires: March 22, 1993.

Harlene L. Addington

EXHIBIT "A"

PARCEL 1:

A parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89 degrees 58' 20" East along the North line of said Section 5, 307.88 feet to the Easterly right of way line of Hill Road, a county road, said point being the point of beginning for this description; thence continuing South 89 degrees 58' 20" East along said North section line, 645.88 feet; thence leaving said North section line South 00 degrees 45' 00" West, 1296.54 feet to the Northerly right of way line of said Hill Road; thence North 89 degrees 45' 44" West along said Northerly right of way line, 80.00 feet; thence leaving said right of way line North 00 degrees 45' 00" East, 552.44 feet; thence North 89 degrees 36' 30" West, 605.78 feet to the Easterly right of way line of said Hill Road; thence North 23 degrees 30' 29" West along said Easterly right of way line, 23.80 feet to the beginning of a curve to the right; thence continuing along said Easterly right of way line and along the arc of a 606.62 feet radius curve to the right (delta = 39 degrees 03' 50", long chord = North 03 degrees 58' 34" West, 405.63 feet) 413.59 feet to the end of curve; thence continuing along said Easterly right of way line North 15 degrees 33' 21" East, 325.32 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89 degrees 58' 20" East, 307.88 feet to the Easterly right of way line of Hill Road, a county road, said point of being the point of beginning for this description; thence continuing South 89 degrees 58' 20" East along said Northerly section line, 645.88 feet; thence leaving said Northerly section line South 00 degrees 45' 00" West, 1296.54 feet to the Northerly right of way line of said Hill Road; thence North 89 degrees 45' 44" West along said Northerly right of way line, 80.00 feet; thence leaving said Northerly right of way line North 00 degrees 45' 00" East, 1046.23 feet; thence North 89 degrees 58' 20" West, 632.19 feet to said Easterly right of way line of Hill Road; thence North 15 degrees 33' 21" East along said Easterly right of way line, 259.47 feet to the point of beginning.

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EXHIBIT "A" CONTINUED

ALSO EXCEPTING THEREFROM a parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89 degrees 58' 20" East along the North line of said Section 5, 953.76 feet; thence leaving said North section line South 00 degrees 45' 00" West, 744.32 feet; thence North 89 degrees 36' 30" West 80.00 feet to the point of beginning for this description; thence continuing North 89 degrees 36' 30" West 605.78 feet to the Easterly right of way line of Hill Road, being a County Road; thence North 23 degrees 30' 29" West along said Easterly right of way line, 23.80 feet to the beginning of a curve to the right; thence along the arc of a 606.62 feet radius curve to the right (delta = 29 degrees 59' 39"); long cord = North 08 degrees 30' 40" West, 313.95 feet) 317.56 feet to the end of curve; thence leaving said Easterly right of way line South 89 degrees 58' 20" East 666.12 feet; thence South 00 degrees 45' 00" West, 336.17 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89 degrees 58' 20" East, 307.88 feet to the Easterly right of way line of Hill Road, a county road, said point of being the point of beginning for this description; thence continuing South 89 degrees 58' 20" East along said Northerly section line, 645.88 feet; thence leaving said Northerly section line South 00 degrees 45' 00" West, 1296.54 feet to the Northerly right of way line of said Hill Road; thence North 89 degrees 45' 44" West along said Northerly right of way line, 80.00 feet; thence leaving said Northerly right of way line North 00 degrees 45' 00" East, 1046.23 feet; thence North 89 degrees 58' 20" West, 632.19 feet to said Easterly right of way line of Hill Road; thence North 15 degrees 33' 21" East along said Easterly right of way line, 259.47 feet to the point of beginning.

CODE 164 MAP 4010-5BO TL 800
CODE 164 MAP 4010-5BO TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day
of March A.D., 19 91 at 10:30 o'clock A M., and duly recorded in Vol. 1191
of Deeds on Page 5130
Evelyn Biehn County Clerk
By Pauline Mullen

FEE \$38.00