



K-43781

STATUTORY WARRANTY DEED (Individual or Corporation)

conveys and warrants to George Joseph Marchart, Grantor,
Floyd Chaney and Patricia Chaney, husband and wife, Grantee,
the following described real property in the County of Klamath and State of Oregon.

SEE EXHIBIT "A"

Account No. 4007-1B-1900 Key No. 618488
Account No. 4007-1B-2000 Key No. 618503

This property is free of liens and encumbrances, EXCEPT Subject to: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, constructs and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 22nd day of January 19 92 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

George Joseph Marchart
George Joseph Marchart

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 22nd day of January 19 92
by George Joseph Marchart

Debra B. Bigham
Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:

Floyd E. Chaney Jr
P.O. Box 285
Keno, OREGON 97627
NAME, ADDRESS, ZIP

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

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

Parcel 1:

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 200 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian; thence North 1,030 feet to the Southerly right of way of the Klamath Falls-Ashland Highway; thence S. 57° W. 238.4 feet along said right of way; thence South 900 feet; thence East 200 feet to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, said point being North 89°47'13" West, 200 feet from the center quarter corner of said Section 1, said point also being the Southeast corner of a parcel of land described in Volume M70 page 5467; thence North 00°08'17" East along the East line of said parcel a distance of 260.00 feet; thence North 89°47'13" West a distance of 200.00 feet to a point on the West line of said parcel; thence South 00°08'17" East, along the West line of said parcel, a distance of 260.00 feet to a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1, Thence South 89°47'13" East, along said South line a distance of 200.00 feet to the point of beginning.

Parcel 2:

A parcel of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of a parcel of land described in Volume M71 page 862, Deed records of Klamath County, Oregon, said point being N. 89°47'13" West 200.00 feet and N. 00°08'17" E., 260.00 feet from the center quarter corner of said Section 1; thence South 89°47'13" East, 70.00 feet; thence North 5°03'20" West, 773.37 feet, more or less to the Northwest corner of that parcel of land described in said Volume M71 page 862; thence South 00°08'17" West along the West line of said parcel a distance of 770.00 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 22nd day
of Jan. A.D. 19 92 at 3:49 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 1367
By Evelyn Biehn County Clerk
Pauline Mullender

FEE \$33.00