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Vol. mg 2 Page 15913

Until a change is requested, all tax statements shall be sent to:  
Scott D. Chambers and Kellie L. Chambers, 86195 Dery Road, Pleasant Hill, OR 97455

AFTER RECORDING, return to: Scott D. Chambers and Kellie L. Chambers, 86195 Dery Road, Pleasant Hill, OR 97455

17735

Tax Lot Nos.: 8-3510-00000-0900

8-3510-00000-1000

8-3510-00000-1100

9-3510-00000-1200

*Aspen Title #01038677*

**STATUTORY WARRANTY DEED**

JIM P. SPRADLEY and JUNE M. SPRADLEY, husband and wife, Grantors, convey and warrant to SCOTT D. CHAMBERS and KELLIE L. CHAMBERS, husband and wife, Grantees, the following-described real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

PARCEL 1: The N 1/2 of Section 30, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the SE 1/4 NW 1/4 thereof. ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Sprague River Highway.

PARCEL 2: The SE 1/4 NW 1/4 of Section 30, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Grantor's covenants expressly exclude encumbrances or other interests as follows:

1. 1992-93 taxes, a lien not yet payable.
2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
4. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
5. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 306 at Page 423, Deed Volume 306 at Page 427 and Deed Volume 306 at page 431 and Deed Volume 305 at Page 529.

6. Easement, including the terms and provisions thereof:

For:	Transmission line
Granted to:	Pacific Gas Transmission Company
Recorded:	April 19, 1960
Book:	320
Page:	368

As amended by instrument:  
 Recorded: January 17, 1979  
 Book: M-79  
 Page: 1321  
 Affects: Parcel 1

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.

The true consideration for this conveyance is \$300,000.00.

Dated this 17<sup>th</sup> day of July, 1992.

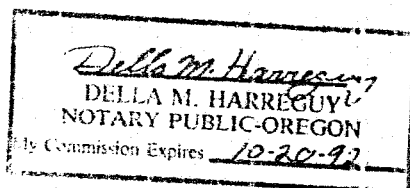
James P. Spradley  
 James P. Spradley  
 SIM

June M. Spradley  
 June M. Spradley

STATE OF OREGON )

COUNTY OF KLAMATH ) ss.

On July 17<sup>th</sup>, 1992, personally appeared before me the above-named JAMES P. SPRADLEY and JUNE M. SPRADLEY, husband and wife, who acknowledged the foregoing instrument to be their voluntary act and deed.



Della M. Harreguy  
 Notary Public for Oregon  
 My Commission Expires: 10-20-92

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Return recorded original to: SCOTT D. CHAMBERS and KELLIE D. CHAMBERS, 86195 Dery Road, Pleasant Hill, OR 97455.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day of July A.D., 19 92, at 3:22 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 15913.

FEE \$35.00

Evelyn Biehn  
 By Della M. Harreguy County Clerk