

WARRANTY DEED

WARRANT DEED
MTC 28962-HF

KNOW ALL MEN BY THESE PRESENTS, That
MARK D. CHIRGWIN and PEGGY S. CHIRGWIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOB AVELINE and JO ANNE AVELINE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

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 and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed 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.

[illegible]

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.

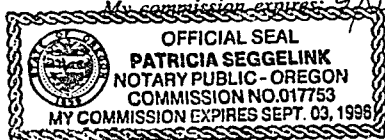
In Witness Whereof, the grantor has executed this instrument this 38th day of Dec, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Jackson) ss.
November 7 1993

Personally appeared the above named _____
 MARK D. CHIRGWIN
 PEGGY S. CHIRGWIN

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Patricia Seggink
Notary Public for Oregon



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____

_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

MARK D. CHIRGWIN and PEGGY S. CHIRGWIN
2104 E. JACKSON
MEDFORD, OR 97504

GRANTOR'S NAME AND ADDRESS
BOB AVELINE and JO ANNE AVELINE
2304 HOME AVE.
KLAMATH FALLS, OR 97601

Other recording return to
BOB AVELINE and JO ANNE AVELINE
2304 HOME AVE.
KLAMATH FALLS, OR 97601

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

BOB AVELINE and JO ANNE AVELINE
2304 HOME AVE.
KLAMATH FALLS, OR 97601

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument was
received for record on the _____
day of _____, 19_____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
_____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 355 in Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the Southeast corner of the intersection of Home Avenue and Division Street, and running thence South along the East line of Division Street 90 feet; thence East parallel to Home Avenue 50 feet; thence North parallel to Division Street to the South line of Home Avenue; thence West along the South line of Home Avenue to the point of beginning, being a plot of ground fronting 50 feet on Home Avenue and 90 feet on Division Street.

SUBJECT TO: Trust Deed Recorded December 14, 1982 in Volume: M82, Page 17712, Microfilm Records of Klamath County, Oregon which the grantees herein agree to assume and to pay in full this obligation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 11th day
of Jan. A.D., 19 93 at 3:41 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 802.

Evelyn Biehn - County Clerk

FEE \$35.00

By Pauline Mueller