

WARRANTY DEED

MTC 35839 HF

MAYNARD GENE CHAFFEE,

Grantor(s) hereby grant, bargain, sell and convey to
JAMES FRANCES BELT and TERRIE RUTH BELT, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 31,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 422 N 3RD ST., KLAMATH FALLS, OR 97601

Dated this 20 day of JULY, 1995.

Maynard Gene Chaffee
MAYNARD GENE CHAFFEE

NOTARY ACKNOWLEDGEMENT

STATE OF Washington ss. July 20th 19 95
COUNTY OF King

Personally appeared the above named Maynard Gene Chaffee
and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Denita A. HolthausNotary Public for King Co.My commission expires 4-10-99

Return to:

JAMES FRANCES BELT
422 N 3RD ST.
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

19029

Lot 11, Block 40, FIRST ADDITION to the City of Klamath Falls, AND Lots 9 and 10, Block 9 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, EXCEPTING that portion conveyed by J. E. Nail to E. W. Regnier, et ux, by deed recorded in Deed Volume 67 at page 586, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 11, Block 40, FIRST ADDITION, same being the Westerly line of Third Street; thence Southerly 55 feet along the Easterly boundary of said Lot 11, Block 40, FIRST ADDITION; thence Westerly and parallel with Jefferson Street 106 feet to the most Easterly boundary of Lot 8, Block 9, EWAUNA HEIGHTS ADDITION; thence Northerly along the Easterly boundary of said Lot 8, Block 9, EWAUNA HEIGHTS ADDITION, 55 feet to the Northeasterly corner of said Lot 8; thence Easterly and parallel with Jefferson Street 106 feet to the place of beginning, being the Northerly portion of Lot 11, Block 40, FIRST ADDITION, and the Northerly portion of Lot 10, Block 9, EWAUNA HEIGHTS ADDITION, and the Northerly one-half of Lot 9, Block 9, EWAUNA HEIGHTS ADDITION.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of July A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 19028

FEE \$35.00

Bernetha G. Lersch, County Clerk

By Spence H. Hays