

GEORGE E. MC MAHAN AND HELEN M. MC MAHAN AS TRUSTEES OF THE MCMAHAN FAMILY TRUST, U.A.D. March 29, 1991 Grantor(s) hereby grant, bargain, sell and convey to MICHAEL W. CHASE and LINDA D. CHASE, 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 \$ 17,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 102 NW Newport Bend OR 97701

Dated this 11th day of Sept, 1995.

TRUSTEES OF THE MCMAHAN FAMILY TRUST

BY: [Signature] TRUSTEE  
GEORGE E. MC MAHAN

BY: [Signature] TRUSTEE  
HELEN M. MC MAHAN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. September 11 19 95

Personally appeared the above named

GEORGE E. MC MAHAN AND HELEN M. MC MAHAN AS TRUSTEES OF THE MC MAHAN FAMILY TRUST U.A.D. March 29, 1991

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires 4/20/96

Return to:

MICHAEL W. CHASE  
102 NW Newport  
Bend OR 97701

09-18-95A10:46 RCVD

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 1 and 2, Block 38, of Original Town of Linkville, now City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 1, in Block 38 of ORIGINAL TOWN OF LINKVILLE, now CITY OF KLAMATH FALLS, thence Southwesterly along the Northwestern line of Klamath Avenue 71.24 feet to the Easterly corner of Deed Volume 71, page 564, recorded May 24, 1926, in Records of Klamath County, Oregon; thence Northwesterly along the Northeast line of said deed and at right angles to Klamath Avenue 50 feet; thence Northeasterly parallel with Klamath Avenue 71.24 feet; thence Southeasterly along the Southwesterly line of Seventh Street 50 feet to the place of beginning, being a part of Lots 1 and 2 of said Block and Addition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day  
of Sept A.D., 19 95 at 10:46 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 25136.

FEES \$35.00

By Bernetha G. Letsch County Clerk  
Shuttle