

WARRANTY DEED

MTC37337NF

OPAL G. CHRISTIAN WHO ACQUIRED TITLE AS OPAL G. BUCKINGHAM, Grantor(s) hereby grant, bargain, sell and convey to JOHN M. CHAVARRIA and CAROLE JEANNE JAMES, with the rights of survivorship, 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 \$ 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8607 MC LAUGHLIN, KLAMATH FALLS, OR 97601

Dated this 29 day of February, 1996

Opal G. Christian
OPAL G. CHRISTIAN

NOTARY ACKNOWLEDGEMENT

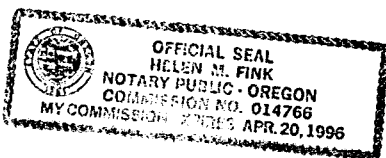
STATE OF OREGON

COUNTY OF KLAMATH

SS. February 29 191996

Personally appeared the above named Opal G. Christian

and acknowledged the foregoing instrument to be Her voluntary act.



(seal)

Before me:

Helen M. Fink

Notary Public for OREGON

My commission expires 4/20/96

Return to:

JOHN M. CHAVARRIA
8607 MC LAUGHLIN
KLAMATH FALLS, OR 97601

96 FEB 29 AM 51

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 1, Township 40 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears South 89 degrees 18'17" East a distance of 1227.05 feet and South 00 degrees 19'02" West a distance of 410.0 feet from the Northwest corner of said Section 1, said beginning point, thence South 89 degrees 18'17" East a distance of 430.0 feet; thence South a distance of 345.98 feet to the centerline of OLD WAGON ROAD; thence along said centerline South 51 degrees 49'40" West 223.57 feet, South 59 degrees 19'40" West 285.98 feet, South 40 degrees 10'34" West 21.89 feet; thence leaving OLD WAGON ROAD North 00 degrees 19'02" East a distance of 651.99 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day
of February A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 5611.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By *Chevy Russell*