

20869

MT37704-MS

WARRANTY DEED

Vol. 916 Page 19936

RONALD L. CHALKER and W. JOY CHALKER, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 DALE DREVDAHL and TERESA L. DREVDAHL, 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:

SUBJECT TO: A First Trust Deed recorded September 17, 1976 in Volume
 M76, page 14605, Microfilm Records of Klamath County, Oregon in favor of
 Klamath First Federal Savings and Loan Association; and a second Trust
 Deed recorded September 17, 1976, page 14607, Microfilm Records of
 Klamath County, Oregon in favor of Klamath First Federal Savings and Loan
 Association. THE GRANTEES HEREIN HEREBY AGREE TO ASSUME AND PAY IN FULL
 BOTH THE FIRST AND SECOND TRUST DEEDS DESCRIBED ABOVE.

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 \$ 103,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 615 E. Sheridan Newberg OR 97132

Dated this 12 day of June, 1996

Ronald L. Chalker
 RONALD L. CHALKER

W. Joy Chalker
 W. JOY CHALKER

NOTARY ACKNOWLEDGEMENT

STATE OF California

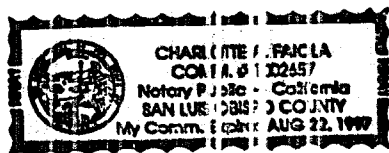
COUNTY OF San Luis Obispo

SS. June 12 19 96

Personally appeared the above named

Ronald L. Chalker
and W. Joy Chalker

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Charlotte A. Pacila
 Notary Public for California
 My commission expires 8-22-97

ESCROW NO. MT37704-MS

Return to:

DALE DREVDAHL

615 E. Sheridan
 Newberg, OR 97132

EXHIBIT "A"
LEGAL DESCRIPTION

19937

PARCEL 1:

A parcel of land situated in Lots 688 and 689, Block 104, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 688; thence West, 100.00 feet to the Northwest corner of said Lot 689; thence South along the West line of said Lot 689, 86.60 feet; thence East, 20.00 feet; thence North, 24.90 feet; thence East, 80.00 feet to a point on the East line of said Lot 688; thence North, 61.70 feet to the point of beginning.

TOGETHER WITH an easement for the purpose of ingress and egress over and across the Southerly 58.30 feet of the Easterly 30.00 feet of said Lot 689.

PARCEL 2:

A parcel of land situated in Lots 688 and 689, Block 104, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 688; thence West, 100.00 feet to the Southwest corner of said Lot 689; thence North along the West line of said Lot 689, 33.4 feet; thence East, 20.00 feet; thence North, 24.90 feet; thence East, 80.00 feet to a point on the East line of said Lot 688; thence South, 58.30 feet to the point of beginning.

SUBJECT TO: First Trust Deed recorded September 17, 1976 in Volume M76, page 14505, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association; and a Second Trust Deed recorded September 17, 1976, page 14507, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association.

The Grantees herein hereby agree to assume and pay in full both the first and second Trust Deeds described above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Am: ri Title the 3rd day
of July A.D., 19 96 at 3:48 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page: 19936.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell