

MT39321KR **WARRANTY DEED**

and  
 CECIL L. CHASE/KAREN A. CHASE, tenants by the entirety  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 ROBERT J. SULLIVAN and JANET L. SULLIVAN, 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 \$ 151,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: , 3920 Twin Pines Lane, Klamath Falls, OR 97603

Dated this 18th day of September, 1996.

Cecil L. Chase  
 CECIL L. CHASE

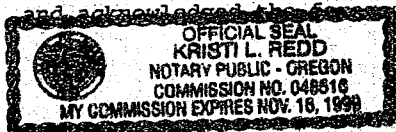
Karen A. Chase  
 KAREN A. CHASE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. September 18 19 96  
 COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_  
CECIL L. CHASE & KAREN A. CHASE

and acknowledged the foregoing instrument to be his voluntary act.



Before me:  
Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT39321-KR

Return to:  
 ROBERT J. SULLIVAN  
 3920 Twin Pines Lane  
 Klamath Falls, OR 97603

96 SEP 18 P3:56

# EXHIBIT "A" LEGAL DESCRIPTION

The North 224 feet, as measured parallel with the North line thereof, of the following described parcel, to wit:

A parcel of land called 2A (see R.O.S. #1010) located in the West 1/2 of the NE1/4 of the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin located South 0 degrees 21' West (449.17 feet) from the center West 1/16 corner of Section 9; thence South 89 degrees 20 1/2' East (327.85 feet) more or less to the NW corner of that parcel conveyed to Donald Dunn et al, by deed recorded in Volume M75, page 9214, Microfilm Records of Klamath County, Oregon; thence South 0 degrees 16 1/2' West (447.86 feet) to a point; thence North 89 degrees 34' West (328.50 feet) to a 1/2" iron pin; thence North 0 degrees 21' East (449.17 feet) to the point of beginning.

Together with a non-exclusive easement for ingress, egress and utilities upon, along and across the following described parcel of land situated in Klamath County, Oregon, to wit:

A strip of land 60 feet in width, being 30 feet at right angles from and on either side of the following described centerline: Beginning at the Northwest corner of the NE1/4 SW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 07' East 327.2 feet; thence South 0 degrees 16' West 1,343.58 feet to the South line of said NE1/4 SW1/4 of said Section 9.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrie the 18th day  
of September A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 29675  
By Bernetha G. Letsch County Clerk  
Kathleen Ross

FEE \$35.00