

98 JUL 24 P12.00

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048159

AFTER RECORDING RETURN TO:
MALIN GRAIN & FEED CO.P.O. Box 432
Malin, Oregon 97632UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECRAIG A. CHASE and LESLIE BERNICE CHASE, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to MALIN
GRAIN & FEED CO., an Oregon Corporation, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

CE
NV

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$56,250.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 23rd day of July, 1998.Craig A. Chase
CRAIG A. CHASELeslie Bernice Chase
LESLIE BERNICE CHASE

STATE OF OREGON, County of Klamath)ss.

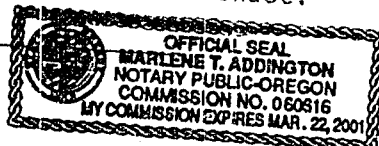
The foregoing instrument was acknowledged before me this 23rd
day of July, 1998, by Craig A. Chase and Leslie Bernice Chase.Before me: Marlene T. Addington
Notary Public for Oregon

EXHIBIT "A"

A portion of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point where the North and South center line of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, intersects the Southeasterly right of way line of the County Road running from Malin to the Great Northern Depot, which point of beginning is 359 feet South of the Northeast corner of Lot 14 of said Section 16; thence South 128.37 feet; thence West 155 feet; thence North 75 feet, more or less, to the Southeasterly boundary of said County Road; thence North 71 degrees 00' East along the boundary of said County Road a distance of 163.93 feet to the point of beginning.

CODE 16 MAP 4112-16CD TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of July A.D., 19 98 at 12:00 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 27173.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross