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Vol. 1151 Page 2253

Betty L. Abern Living Trust
5847 River Pine Rd
La Pine OR 97739

Grantor's Name and Address

Paul W. Chamberlain
22815 Latigo Ct
Beaverton OR 97001

Grantee's Name and Address

Paul W. Chamberlain
22815 Latigo Ct
Beaverton OR 97001

For recording, grantor's Name, Address, Zip:

Paul W. Chamberlain
22815 Latigo Ct
Beaverton OR 97001

For recording, grantor's Name, Address, Zip:

Paul W. Chamberlain
22815 Latigo Ct
Beaverton OR 97001

SPC: RESERVED
FOR
RECORDING USE

STATE OF OREGON, ss.

County of _____

Know that the within instrument

was received for record on the _____ day

of _____, 19____, at _____ o'clock _____ M., and recorded in

book/vol/volume No. _____ on page _____ and/or as fee/file/instru-

ment/microfilm/reception No. _____

Record of Deeds of said County.

Witness my hand and seal of County

affixed.

NAME TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Karen J. Demaris, Trustee Betty J. Abern Living Trust

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Paul W. Chamberlain

hereinafter called grantee, does hereby grant, begin, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

1.53 acres: Tax # 2309 24A-52007; L. 5 acres: Tax # 2309 24A-5400
See attached Exhibit "A" (S)

(IF GRANTOR IS AN INDIVIDUAL, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer stated in terms of dollars, is \$ _____ INHERITED. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols is, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this _____ day of December, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THE 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 BE SURE APPROVED USES AND NOT OBTAIN ANY LIMITS ON LAWSUITS AGAINST TARIFFS OR FOREST PRACTICES AS DEFINED IN ORS 30.510.

Paul W. Chamberlain
Trustee

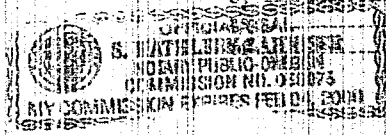
STATE OF OREGON, County of Multnomah, ss.

This instrument was acknowledged before me on December 9, 1998

by *Paul W. Chamberlain*

This instrument was acknowledged before me on _____, 19____

by _____



S. Hathorn
Notary Public for Oregon
My commission expires February 1999

RESERVE "A"

A parcel of land situated in the NE 4th 1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian lying Easterly of River Pine Estates, Westerly of The Dallas-California Highway and Southwesterly of Hackett Drive,

SAVING AND EXCEPTING therefrom the following described parcel:

Beginning at the Northeast corner of Section 24, Township 23 S., Range 9 E.W.M., Klamath County Oregon; thence N. 89°58'00" W. 178.82 feet along the Northerly line of said Section; thence S. 30°48' W. 1248.93 feet along the Northwestern right of way of the Dallas California Highway to the true point of beginning; thence N. 59°12' W. 246.05 feet to a point on the Southeastly line of River Pine Estates; thence S. 34°15'15" W. 100.18 feet along said line; thence S. 59°00' E. 252.08 feet to a point on the Northwestern right of way of the Dallas California Highway; thence N. 30°48' E. 1000.00 feet along said line to the true point of beginning.

COUNTY OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of Paul W. Chamberlain the 22nd day
of January A.D. 1998 at 11:38 o'clock A.M., and duly recorded in Vol. 1419
of Deeds in Page 2253

Linda Smith, County Clerk.

FEES \$35.00

by Matthew R. Rasmussen