



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 13754

After recording return to:

CLARA J. BEBER

221 Saint Andrews Way

Lompoc, CA 93436

Until a change is requested all tax statements shall be sent to the following address:

CLARA J. BEBER

221 Saint Andrews Way

Lompoc, CA 93436

Escrow No. K53483C

Title No. K-53483-C

STATUTORY WARRANTY DEED

MILO G. CHAPMAN and SARAH E. CHAPMAN, Grantor, conveys and warrants to CLARA J. BEBER, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

This property is free of liens and encumbrances, EXCEPT:
Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 14 day of April, 1999.

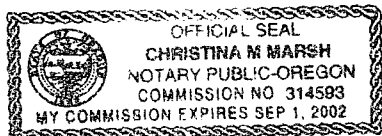
Milo G. Chapman
MILO G. CHAPMAN

Sarah E. Chapman
SARAH E. CHAPMAN

STATE OF OREGON
County of Klamath } ss.
Jamhill

This instrument was acknowledged before me on this 14 day of April, 1999
by MILO G. CHAPMAN AND SARAH E. CHAPMAN

Christina M Marsh
Notary Public for Oregon



My commission expires 9/1/02

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon.

A piece or parcel of land situated in Lot 3, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the chiseled cross on a large rock established by Frank Z. Howard in February, 1948, as the Southwest corner of that portion of Lot 3, Section 30, T. 38 S., R. 9 E.W.M., conveyed on pages 203 and 205, Volume 185, Deed records of Klamath County, Oregon; thence North 8°12' West along the Easterly right-of-way line of Lakeshore Drive 126.3 feet to a point from which an iron pipe reference monument bears East 4.55 feet; thence East 158.25 feet to an iron pipe; thence South 19°14' East 19.62 feet to an iron pipe; thence South 106.5 feet to an iron pipe on the Southerly boundary of said portion of Lot 3, Section 30; thence West along the said Southerly boundary a distance of 146.7 feet, more or less, to the point of beginning.

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of First American title the 15th day
of April A.D., 1999 at 1:50 o'clock P M., and duly recorded in Vol. M99
of Deeds on Page 13754

Linda Smith, County Clerk

by Maureen O'Sullivan

FEE \$35.00