

STATUTORY SPECIAL WARRANTY DEED

CLARA J. BEBER, Grantor, conveys and specially warrants to JAMES W. CHAMBERS and MICHAEL J. CHAMBERS, not as tenants in common but with rights of survivorship, Grantees, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

In Klamath County, Oregon:

See attached Exhibit "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is Gift.

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

No change.

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.

Dated this 21<sup>st</sup> day of December, 1999.

Clara J. Beber

STATE OF CALIFORNIA ]  
County of Santa Barbara ] ss.

*see attached Calif.  
All-purpose Acknowledgment*

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 1999, by CLARA J. BEBER.

\_\_\_\_\_  
Notary Public for California  
My Commission expires:

Richard Fairclo  
Attorney at Law  
280 Main Street  
Klamath Falls OR 97601

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# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Santa Barbara

} ss.

On Dec. 21, 1999

Date

before me,

Carol EvansNotary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

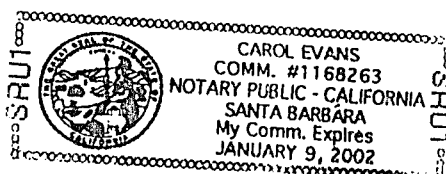
personally appeared

Clara J. Beber

Name(s) of Signer(s)

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Carol Evans

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Statutory Special Warranty Deed

Document Date:

Dec. 21, 1999

Number of Pages:

2

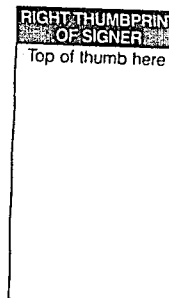
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_





50678

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  $8^{\circ}12'$  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  $19^{\circ}14'$  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.

*04 Michael Jay Chambers  
950 Front St  
Klamath Falls, OR 97601*

State of Oregon, County of Klamath  
Recorded 12/27/99, at 1:18 p m.  
In Vol. M99 Page 50676  
Linda Smith,  
County Clerk Fee \$ 40 —