

200 JAN 10 AM 11:24

NTC 50074-LW
WARRANTY DEED

Vol. M00 Page 766

JANICE A. NAVARRE,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DOUGLAS W. CHAMBERLIN and CAROL A. CHAMBERLIN, 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
3808-023DB-00200 421993

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 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2552 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 31 day of Dec, 1999

Janice A. Navarre
JANICE A. NAVARRE

State of Washington
County of Thurston

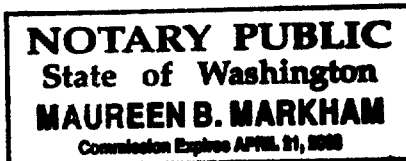
This instrument was acknowledged before me on December 31, 1999 by JANICE
A. NAVARRE.

Maureen B. Markham
(Notary Public)

My commission expires 4-21-2003

ESCROW NO. MT50074-LW

Return to:
DOUGLAS W. CHAMBERLIN
2552 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 1/10/00, at 11:24 a. m.
In Vol. M00 Page 766
Linda Smith,
County Clerk Fee \$ 31.00

2/14

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EXHIBIT "A" **LEGAL DESCRIPTION**

The Northerly 40 feet of the following described parcel, as evidenced by Property Line Adjustment 52-99 on file in the office of the Klamath County Planning Department.

A parcel of land situated in the NW1/4 SE1/4 and NE1/4 SW1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly right-of-way line of Lakeshore Drive (Secondary Highway #421) said point being the Northwestern corner of that tract of land described in Deed Volume 338, page 169, Klamath County Deed Records, and said point being South a distance of 1,137.8 feet and East a distance of 148.02 feet, and North 22 degrees 32' 36" a distance of 203.67 feet from the center one-fourth corner of said Section 23; thence North 78 degrees 20' East along the Northerly line of that tract of ground described in said Deed Record a distance of 678.33 feet to an iron pin on the shore line of Upper Klamath Lake; thence Northwesternly along said shore line to the intersection with the East-West center line of said Section 23; thence West along the said center line to the center one-fourth corner of Section 23; thence South 27 degrees 44' West to an intersection with the Easterly right-of-way line of Highway 421; thence Southerly and Easterly along said right of way line to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land situated in the NW1/4 SE1/4 and NE1/4 SW1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Highway #421) which is the Northwestern corner of a tract of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon, and which said iron pin bears South a distance of 1137.8 feet and East a distance of 148.02 feet North 22 degrees 32' 36" West a distance of 203.67 feet from the center one-quarter corner of said Section 23; thence from said beginning point North 11 degrees 28' East a distance of 143.7 feet to a point which is 60 feet Easterly at right angles from the Easterly right of way line of Lakeshore Drive and 130 feet Northwesternly at right angles from the Northerly line of parcel of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon; thence North 78 degrees 20' East a distance of 580 feet, more or less, to a point on the shore line of Upper Klamath Lake; thence Northwesternly along said shore line to its intersection with the East-West centerline of said Section 23; thence West along said East-West center line to the Center one-quarter corner of said Section 23; thence South 27 degrees 44' West to an intersection with the Northeasterly right of way line of Lakeshore Drive; thence Southeasterly along said right of way line to the point of beginning.

- Continued -

EXHIBIT "A"
LEGAL DESCRIPTION (continued)

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW1/4 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74, pages 13889 and 13890 of the Klamath County Deed Records, from which the Center 1/4 corner of said Section 23, as shown by recorded Survey No. 1571, bears North 15 degrees 26' 01" West 827.85 feet; thence North 20 degrees 59' 47" West 101.34 feet to the True Point of Beginning of this description; thence continuing North 20 degrees 59' 47" West 101.34 feet; thence North 78 degrees 20' 00" East 430.73 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78 degrees 20' 00" East to the shoreline of Klamath Lake; thence Southeasterly along said shoreline to a point that bears North 78 degrees 20' 00" East from the True Point of Beginning; thence South 78 degrees 20' 00" West to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing South 78 degrees 20' 00" West 449.66 feet to the True Point of Beginning, more or less, to the shoreline as shown by said Survey No. 1571 with bearings based on said Survey No. 1571.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW1/4 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74, pages 13889 and 13890 of the Klamath County Deed Records, from which the Center 1/4 corner of said Section 23, as shown by recorded Survey No. 1571, bears North 15 degrees 26' 01" West 827.85 feet; thence North 20 degrees 59' 47" West 101.34 feet; thence North 78 degrees 20' 00" East 449.66 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78 degrees 20' 00" East to the shoreline of Klamath Lake; thence Southeasterly, along said shoreline of said Deed Volume; thence South 78 degrees 20' 00" West to a 5/8" iron pin with a Westvold and Associates plastic cap; thence continuing South 78 degrees 20' 00" West 511.67 feet to the point of beginning, more or less, to the shoreline as shown by said Survey No. 1571, with bearings based on said Survey No. 1571.