

200 JAN 28 PM 3:25



WARRANTY DEED

Vol M00 Page 3039

ASPEN TITLE ESCROW NO. 01050778
AFTER RECORDING RETURN TO:

Mr. & Mrs. Chaulet

7708 Hwy 140 E.
Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Diana Chaulet, hereinafter called GRANTOR(S), convey(s) to
Jason Chaulet and Jeannie Chaulet, Husband and Wife, 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

"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, Trust Deeds, including
the terms and conditions thereof described as follows in
exhibit "B" attached hereto and by this reference made a part
hereof as though fully set forth herein, which the Grantees
herein DO NOT agree to assume and pay and Grantors hereby hold
Grantees harmless therefrom, and Grantors herein warrant that
this Trust Deed will be paid in full prior to or at the time of
payment in full of the Trust Deed between Grantor and Grantee
herein which is being recorded immediately subsequent to the
recording of this Deed.,

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
\$135,000.00.

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 28th day of January 2000.

Diana Chaulet by Christie Brown
DIANA CHAULET her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On January, 2000, personally appeared ^{*}Diana Chaulet who
acknowledged the foregoing instrument to be her voluntary act
and deed.

**Christie Brown as Attorney in fact for*

Trisha L. Powell

Notary Public for OREGON

My Commission Expires: October 4, 2002



EXHIBIT "A"

PARCEL 1:

The N 1/2 of Lot 6, Block 2, HOME ACRES, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-38A TL 1400

PARCEL 2:

The Westerly 44 feet of Lots 7 and 8, Block 16, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CA TL 13200

PARCEL 3:

Lot 1, Block 13, FAIRVIEW ADDITION NO. 2 IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CA TL 9900

EXHIBIT "B"

TRUST DEED, including the terms and provisions thereof,
 Amount :\$17,400.00
 Dated :April 23, 1986
 Recorded :April 23, 1986
 Book :M-86
 Page :6930
 Recorder's Fee No. :60614
 Grantor :Barry W. Thompson and Elizabeth A.
 Thompson, Husband and Wife
 Trustee :Klamath County Title Company
 Beneficiary :Seattle First National Bank, Trustee
 for John H. Sennhauser, Trustee for Edwin
 H. Sennhauser

TRUST DEED, including the terms and provisions thereof,
 Grantor: :Justin Chaulet and Diana Chaulet, husband and wi
 Trustee: :Aspen Title & Escrow, Inc.
 Beneficiary: :Klamath Falls Missionary Baptist Church
 Dated: :February 16, 1993
 Recorded: :February 24, 1993
 Book: :M-93
 Page: :3878
 Fee No.: :57873
 Amount: :\$12,150.00

Trust Deed, including the terms and provisions thereof,
 Amount :\$24,000.00
 Dated :April 29, 1997
 Recorded :May 1, 1997
 Book :M-97
 Page :13317
 Recorder's Fee No. :36959
 Grantor :Diana K. Chaulet
 Trustee :Aspen Title & Escrow, Inc.
 Beneficiary :Juanita J. Jameson

State of Oregon, County of Klamath
 Recorded 1/28/00, at 3:25 P m
 IN Vol. M00 Page 3039
 Linda Smith,
 County Clerk Fee \$ 31.00