



200 APR 20 PM 3:32
WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01051083

AFTER RECORDING RETURN TO:
Margaret Chartrand
3411 E. Langell Valley Rd
Bonanza, OR 97423

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

Margaret C. Chartrand, hereinafter called GRANTOR(S), convey(s) to Margaret C. Chartrand, June Marie Ralph, Betty M. Ralph and Flora J. Ralph, not as tenants in common, but with rights of survivorship, 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 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 love and affection.

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 19th day of April, 2000

Margaret C. Chartrand
MARGARET C. CHARTRAND



STATE OF OREGON, County of Klamath)ss.

On April 19, 2000, personally appeared Margaret C. Chartrand acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Vickie Blankenburg
Notary Public for OREGON
My Commission Expires: 07-01-2001

EXHIBIT "A"

All that portion of the E 1/2 NW 1/4 of Section 14, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, that lies Northeasterly of the East Langell Valley Road.

ALSO all that portion of Tract 7, RIVERSIDE TRACTS, in the County of Klamath, State of Oregon, lying Northeasterly of said road. TOGETHER WITH all that portion of Tract 8, RIVERSIDE TRACTS, described as follows:

From the section corner common to Sections 10, 11, 14 and 15, Township 39 South, Range 11 East of the Willamette Meridian, South 536.5 feet and East 3269.2 feet to the point in the Northeasterly right of way line of the Bonanza-Langell Valley Road (East Langell Valley Road) and the true point of beginning; thence North 21 degrees 49' East, 706.0 feet to the South bank of Lost River; thence Northwesterly along the South bank of Lost River to a point on the West line of the SE 1/4 SW 1/4 of Section 11; thence Southerly along said West line 82.0 feet to the North side of the Bonanza-Langell Valley Road; thence Southeasterly along the Northeast side of said road, parallel to the center line to the point of beginning.

CODE 56 MAP 3911-1100 TL 1300

State of Oregon, County of Klamath
Recorded 04/20/00, at 3:32 p. m.
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Linda Smith,
County Clerk Fee\$ 26⁰⁰