

## WARRANTY DEED

1 **Grantor: David M. Chabner and Vicki E. Chabner**

2 **Grantee: Scott Rene Cullen**

3 **Consideration: \$1,000.00**

4 **After recording, return to:** Scott Rene Cullen  
5 1731 Lakeshore Drive  
6 Klamath Falls, OR 97601

7 **KNOW ALL MEN BY THESE PRESENTS,** That David M. Chabner and Vickie E.  
8 Chabner, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by  
9 Scott Rene Cullen, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto  
10 Grantee and Grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,  
situated in the County of Klamath, State of Oregon, described as follows, to-wit:

11 Situated in the NW1/4 of Section 25, T38S, R8EWM, Klamath County, Oregon, being more  
12 particularly described as follows: Beginning at a point from which the N1/16 of said Section 25  
13 bears, S14°32'W 145.3 feet and West 1117.39 feet; thence N13°15'44"W 68.36 feet; thence  
14 N35°00'00"E 41.26 feet to a point on the Southerly right of way line of Lakeshore Drive (Rock  
15 Creek Road); thence S55°38'00"E along said Southerly right of way line 31.03 feet to the  
16 Northwest corner of that tract of land described in deed volume M96, page 8,821 of the Klamath  
County Deed Record; thence along the Westerly line of said deed volume M96, page 8,821,  
S35°32'West 32.77 feet and S14°32'00" W 58.0 feet to the point of beginning, containing 2,066  
square feet, more or less.

17 A portion of Tax Account No. 3808-25BB-2300 - Code No. 190 - Key No. 423526

18 To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and  
19 assigns forever.

20 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors  
21 and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from  
22 all encumbrances and that grantor will warrant and forever defend the said premises and every  
23 part and parcel thereof against the lawful claims and demands of all persons whomsoever, except  
those claiming under the above described encumbrances.

24 The true and actual consideration paid for this transfer, stated in terms of dollars, is  
25 \$1,000.00.

26 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED  
27 IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON

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31 Warranty Deed - Page 1

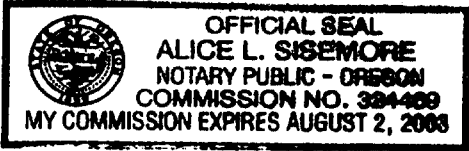
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 6 day of November, 2000,

*[Signature]*  
Vicki E Chabner

STATE OF OREGON            )  
  ) SS  
County of Klamath            )

This instrument was acknowledged before me on November 6, 2000, by David M. Chabner and Vicki E. Chabner.



*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 8/2/03

State of Oregon, County of Klamath  
Recorded 11/07/00, at 3:40 p m.  
In Vol. M00 Page 40467  
Linda Smith,  
County Clerk    Fee \$ 26<sup>00</sup>