

WARRANTY DEED

Vol M01 Page 6317Grantor: Stephen D. Chinn, Sr.Grantee: Julie Rokes ChinnConsideration: Dissolution of Marriage settlementAfter recording, return to: Julie Rokes Chinn
1117 Sequoia
Klamath Falls, OR 97601State of Oregon, County of Klamath
Recorded 02/16/01, at 10:00 a. m.In Vol. M01 Page 6317Linda Smith,County Clerk Fee \$ 21⁰⁰

KNOW ALL MEN BY THESE PRESENTS, That Stephen D. Chinn, Sr., hereinafter called Grantor, for the consideration above stated, does hereby grant, bargain, sell and convey unto, Julie Rokes Chinn, hereinafter called Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6 and the Westerly 10 feet of Lot 5 in Block 2 of WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized as a Tenant by the Entirety with the grantee in a fee simple of the above granted premises, free from all encumbrances except: taxes, easements, Rights of Way on the record and those apparent on the land, and that Trust Deed in favor of Klamath First Federal Savings and Loan Association recorded in the Klamath County record, Vol. M98, page 28118, which grantee assumes and agrees to pay. 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.

The true and actual consideration for this transfer is as part of a dissolution of Marriage Settlement Agreement.

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.

In Witness Whereof, the Grantor has executed this instrument this 5th day of February, 2001.

Stephen D. Chinn Sr.
Stephen D. Chinn, Sr.

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on the 5th day of February 2001.



Susan K. Cox
Notary Public for Oregon
My Commission Expires: 2-19-04