



THIS SPACE RESERVED FOR RECORDER'S USE

MT 56271-TA

Vol M02 Page 9525

After recording return to:

MARVIN B. CHAPMAN
1520 TALMAGE ROAD
UKIAH, CA 94582

Until a change is requested all
tax statements shall be sent to
the following address:

MARVIN B. CHAPMAN
1520 TALMAGE ROAD
UKIAH, CA 94582

Escrow No. MT56271-TA
Title No. _____

State of Oregon, County of Klamath
Recorded 02/19/2002 11:01 a m.
Vol M02, Pg 9525-26
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

WARRANTY DEED

LYNN TANNER ALSO KNOWN AS CORA LYNN TANNER WHO ACQUIRED TITLE BY PERSONAL REPRESENTATIVE'S DEED,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARVIN B. CHAPMAN and JOANN CHAPMAN, as tenants by the entirety
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
497689 3908-014D0-04000

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.

The true and actual consideration for this conveyance is \$ 100,000.00.

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.

Dated this 15th day of Feb, 2002

CORA LYNN TANNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 15, 2002 by CORA
LYNN TANNER.

(Notary Public for Oregon)

My commission expires 6-19-04



EXHIBIT "A"
LEGAL DESCRIPTION

9526

PARCEL 1

A parcel of land situate in the SE1/4 SE1/4 in Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the SE1/4 of SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point in the Northwestern right of way line of the Klamath Falls-Ashland Highway, and which point of beginning is North 42.8 feet, thence South 53 ° 20 ½' W 319.78 feet, and South 54 ° 42 ½' West a distance of 506.12 feet from the Northeast corner of said SE1/4 of SE1/4 of Section 14, thence South 54 ° 42 ½' West along the Northwestern right of way line of said highway a distance of 220.6 feet; thence North 6 ° 35 ½' West 450.32 feet (which course is the Easterly boundary line of a five acre parcel of land heretofore conveyed to Richard Edwin Botens by the heirs of the Lewis Botens Estate); thence North 54 ° 42 ½' East 4.3 feet; thence South 35 ° 17 ½' East 395.0 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A portion of that tract land recorded in Volume 254, page 696 of Deed Records of Klamath County, Oregon, described therein as being in the E1/2 of the SE1/4, Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said portion of tract being particularly described as follows:

Beginning at the most Southwesterly corner of aforesaid tract of land, which corner is marked with an iron pin and lies on the Northwestern boundary of the Klamath Falls-Ashland Highway; thence North 6 ° 06 1/2' West along the Westerly boundary of said tract a distance of 186.44 feet to a 1/2 inch iron pipe; thence North 61 ° 39 1/2' East along an existing fence line, 122.68 feet to a 1" I. D. galvanized iron pipe; thence South 33 ° 20 1/2' East 147.53 feet to a 1 1/4" galvanized iron pipe; thence continuing South 33 ° 20 1/2' East 0.5 feet to the Northwestern right of way boundary of the Klamath Falls-Ashland Highway; thence along same South 54 ° 42 1/2' West 207.64 feet to the point of beginning.

PARCEL 2

A parcel of land in the E1/2 of the SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

To wit: Beginning at a point which is the intersection of the East line of said Section 14 with the Northwestern line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE1/4 of the SE1/4 of said Section 14; thence along said Northwestern right of way line of said Highway, South 53 ° 20 ½' West 319.78 feet; thence continuing along said Northwestern line of said Highway, South 54 ° 42 ½' West 395.84 feet to the point of beginning of the tract herein described; thence South 54 ° 42 ½' West along said Northwestern line of said highway 110.28 feet; thence North 35 ° 17 ½' West 395.0 feet; thence North 54 ° 42 ½' East 110.28 feet; thence South 35 ° 17 ½' East 395.0 feet to the point of beginning.