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STEVEN'S NEWS LAW PUBLISHING CO., PORTLAND, O

THE CHASE MANHATTAN BANK

Vol M02 Page 39018

STATE OF OREGON,
County of

DAVID AND BETTIE EGERTON
PO BOX 1218
LA BINE OR 97739

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name, Address, Zip):
SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/09/2002 1:35 p.m.
Vol M02, Pg 39018
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NA, FORMERLY KNOWN AS TEXAS COMMERCE BANK, NA, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DAVID E. EGERTON AND BETTIE EGERTON, HUSBAND AND WIFE hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining situated in KLAMATH County, State of Oregon, described as follows, to-wit:

A TRACT OF LAND SITUATED IN THE NW 1/4 SE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF THE NW 1/4 SE 1/4 OF SAID SECTION 27 BEARS SOUTH 89°55'42" WEST, 358.99 FEET; THENCE NORTH 89°55'42" EAST 324.10 FEET; THENCE SOUTH 672.17 FEET; THENCE WEST 324.10 FEET THENCE NORTH 671.77 FEET TO THE POINT OF BEGINNING.

* AS
** TRUSTEE AND AS CUSTODIAN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 43,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.
In witness whereof, the grantor has executed this instrument this 5th day of JULY, 2002, at ☒ If grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

BY: Lonna Cross
BY: Lonna Cross, VICE PRESIDENT of The Chase Manhattan Bank, Successor by Merger to Chase Bank of Texas, NA, Formerly known as Texas Commerce Bank, NA, for Saxon Mortgage Services, Inc. Attorney in fact.

Trustee and as Custodian, By Saxon Mortgage Services, Inc. ss. Attorney in fact.
This instrument was acknowledged before me on July 5, 2002, by Lonna Cross, Vice President of Saxon Mtg Services, Inc., fka Meritech Mtg Services, Inc., It's attorney in fact.



H. FARES-WAGNER
Notary Public, State of Texas
My Commission Expires 09/01/03

*fka Meritech Mtg Services, Inc.

Notary Public for Texas

My commission expires

3-19-03