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After recording return to:

M. EUGENE CHAPPELL

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

M. EUGENE CHAPPELL

Escrow No. MT57804-KR

Title No. _____

State of Oregon, County of Klamath
Recorded 08/12/2002 11:12 a. m.
Vol M02, Pg 45166
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

**MTC 57804-KR
WARRANTY DEED**

**MARIE B. SILJAN AND BERTRAND G. SILJAN, TRUSTEES OF THE SILJAN FAMILY TRUST
UAD MAY 3, 1993,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

M. EUGENE CHAPPELL and SHARON L. CHAPPELL, 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:

Lot 1, Block 10 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Gibbs Street which attached thereto.
KEY #375230 3809-028DC-07100

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 \$ **57,500.00.**

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 8 day of August, 2002

THE SILJAN FAMILY TRUST
BY: Marie B. Siljan trustee
MARIE B. SILJAN, TRUSTEE

BY: Bertrand G. Siljan trustee
BERTRAND G. SILJAN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 8, 2002 by MARIE B. SILJAN AND BERTRAND G. SILJAN AS TRUSTEES OF THE SILJAN FAMILY TRUST.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



21.00M