

03 JUL 30 AM 10:59

MTT-1396-5171

WHEN RECORDED MAIL TO:

James E. Baldwin  
1654 Valley View Dr.  
Medford, OR 97504

Vol M03 Page 53989

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

MAIL TAX STATEMENTS TO:

Same - No charge

State of Oregon, County of Klamath  
Recorded 07/30/2003 10:59 a.m.  
Vol M03 Pg 53989-96  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### WARRANTY DEED

WILLIAM N. KING and MILDRED N. KING, husband and wife,

GRANTOR, conveys and warrants to

FREDERICK WILDER CHASE and MARILYN EULA CHASE, husband and wife

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

The real property described in Exhibit "A" subject to the exceptions set forth in said Exhibit "A", attached hereto, is hereby incorporated herein as though fully set forth hereat.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

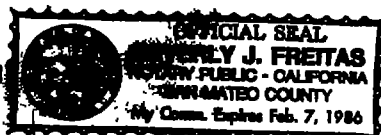
Dated this 14 day of June, 19 83.

William N. King  
Mildred N. King

STATE OF Oregon, County of Klamath, ss. June 14, 19 83  
Personally appeared the above named William N. King and Mildred N. King

and acknowledged the foregoing instrument to be voluntary act and deed.

(Official Seal)



Before me:

Beverly J. Freitas  
Notary Public for Oregon  
My commission expires 2/7/86

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION  
835 MAIN STREET  
KLAMATH FALLS, OREGON 97601

26 m

53990

The following described real property situate in Klamath County, Oregon, to-wit:

The Northwesterly one-half (NWly $\frac{1}{2}$ ) of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence 60 feet in a Southeasterly direction along a line parallel with Seventh Street; thence 65 feet in a Southwesterly direction along a line parallel with Jefferson Street; thence 60 feet in a Northwesterly direction along Seventh Street; thence 65 feet in a Northeasterly direction along Jefferson Street to the place of beginning.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, dated September 15, 1928, recorded September 15, 1928 in Book 82 at page 264, Deed Records, property owned by Ralph C. Dale for sewer line across subject property.
2. Easements and rights of way of record and apparent thereon.

EXHIBIT "A" TO WARRANTY DEED