

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2017-008533**

Klamath County, Oregon

07/31/2017 01:57:00 PM

Fee: \$72.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 129791AM

This document is being re-recorded at the request of AmeriTitle to correct the legal description previously recorded in M04-65499 and M05-12276

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Marvin ChapmanAddress: 6753 Hwy 66City, ST Zip: Klamath Falls, OR 97601**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Freddy D. Jones

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Marvin B. Chapman and Jo Ann S. Chapman

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:\$ 130,000**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: N/A

05 FEB 24 PM 3:49
04 SEP 29 PM 3:20



MT6-66665 SH

Vol M04 Page 65499

State of Oregon, County of Klamath

Recorded 09/29/04 3:20 P m

THIS SPACE RE Vol M04 Pg 65499-500

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

After recording return to:

MARVIN B. CHAPMAN

6753 HWY 66

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

MARVIN B. CHAPMAN

6753 HWY 66

Klamath Falls, OR 97601

Vol M05 Page 12276

State of Oregon, County of Klamath

Recorded 02/24/2005 3:49 P m

Vol M05 Pg 12276-78

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

Escrow No.

MT66665-SH

STATUTORY WARRANTY DEED

FREDDY D. JONES, Grantor(s) hereby convey and warrant to **MARVIN B. CHAPMAN and JO ANN S. CHAPMAN**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

***THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$130,000.00**.

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 28 day of Sept 2004

Freddy D Jones
FREDDY D. JONES

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 28, 2004 by FREDDY D. JONES.



Stacy M Howard
(Notary Public for Oregon)
My commission expires 11/18/2007



State of Oregon
County of Klamath

hereby certify that instrument #2005-012276,
recorded on 2/24/2005, consisting of 3 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: July 24th, 2017

Lisa Kessler
Lisa Kessler

2/20/05
2/20/05

EXHIBIT "A"
LEGAL DESCRIPTION

65500

12277

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

Beginning at a point which is the intersection of the East line of said Section 14, with the Northwesterly 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 Section 14; thence along said Northwesterly right of way line of said Highway, South 53° 20 1/2' West 319.78 feet; thence continuing along said Northwesterly line of said Highway, South 54° 42 1/2' West 285.56 feet to the TRUE POINT OF BEGINNING of the tract herein described; thence South 54° 42 1/2" East 110.20 feet; thence South 35° 17 1/2 West 395.0 feet thence North 54° 42 1/2 East 110.28 feet; thence South 35° 17 1/2' East 395.0 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof deeded to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed from Ralph C. Edwards and Hazel M. Edwards, husband and wife, dated June 8, 1989, recorded July 3, 1989 in Volume M89, page 12009, Deed Records of Klamath County, Oregon

Tax Account No: 3908-014D0-04100-000

Key No: 497670

EXHIBIT "A"
LEGAL DESCRIPTION

12278

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

Beginning at a point which is the intersection of the East line of said Section 14, with the Northwesterly 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 Section 14; thence along said Northwesterly right of way line of said Highway, South 53° 20 ½' West 319.78 feet; thence continuing along said Northwesterly line of said Highway, South 54° 42 ½' West 285.56 feet to the TRUE POINT OF BEGINNING of the tract herein described; thence South 54° 42 ½" West 110.20 feet; thence South 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 true point of beginning.

EXCEPTING THEREFROM that portion thereof deeded to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed from Ralph C. Edwards and Hazel M. Edwards, husband and wife, dated June 8, 1989, recorded July 3, 1989 in Volume M89, page 12009, Deed Records of Klamath County, Oregon

Tax Account No: 3908-014D0-04100-000

Key No: 497670

0066665-SH

EXHIBIT "A"
LEGAL DESCRIPTION

12278

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

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 Section 14; thence along said Northwestern right of way line of said Highway, South 53° 20 1/2' West 319.78 feet; thence continuing along said Northwestern line of said Highway, South 54° 42 1/2' West 285.56 feet to the TRUE POINT OF BEGINNING of the tract herein described; thence South 54° 42 1/2' West 110.20 feet; thence South 35° 17 1/2' West 395.0 feet thence North 54° 42 1/2' East 110.28 feet; thence South 35° 17 1/2' East 395.0 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof deeded to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed from Ralph C. Edwards and Hazel M. Edwards, husband and wife, dated June 8, 1989, recorded July 3, 1989 in Volume M89, page 12009, Deed Records of Klamath County, Oregon

Tax Account No: 3908-014D0-04100-000

Key No: 497670

0066665-SH

EXHIBIT "A"

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, described as follows:

Beginning at a point which is the intersection of the East line of said Section 14, with the Northwesterly 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 Section 14; thence along said Northwesterly right of way line of said Highway, South $53^{\circ} 20 \frac{1}{2}'$ West 319.78 feet; thence continuing along said Northwesterly line of said Highway, South $54^{\circ} 42 \frac{1}{2}'$ West 285.56 feet to the True Point of Beginning of the tract herein described; thence South $54^{\circ} 42 \frac{1}{2}'$ West 110.20 feet; thence North $35^{\circ} 17 \frac{1}{2}'$ West 395.0 feet thence North $54^{\circ} 42 \frac{1}{2}'$ East 110.28 feet: thence South $35^{\circ} 17 \frac{1}{2}'$ East 395.0 feet to the true point of beginning

Excepting therefrom that portion thereof deeded to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed from Ralph C. Edwards and Hazel M. Edwards, husband and wife, dated June 8, 1989, recorded July 3, 1989 in Volme M89, page 12009, Deed Records of Klamath County, Oregon.