

1967/50

75730

4948

H-28-4730

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That
WINGFIELD

RICHARD O. WINGFIELD AND EMMA J.

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by ROWLAND D. CAMPBELL and RUTH R. CAMPBELL, husband and wife,, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 55, FAIR ACRES SUBDIVISION #1, Klamath County, Oregon
SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of
record and those apparent on the land; 2. Regulations, including levies and
assessments, water and irrigation rights and easements for ditches and canals
of Enterprise Irrigation District; 3. Reservations, contained in deed from
Walter T. Smith, a single man, to Frank A. Smith and Edith Smith, his wife,
to Edward R. Thomas, dated October 5, 1929, recorded March 6, 1940, in
Deed Volume 127 at page 439, as follows: "Excepting and reserving to the
first parties, theirs and assigns, the right at any time to construct, build
and erect ditches, telephone lines, telegraph lines, and electric power
lines in and upon said premises and to keep and maintain the same; said right
to be for the benefit of the land and premises adjoining the above described
lands."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except
as hereinabove stated

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural,
WITNESS grantor's hand this 25th day of April, 1973

Richard O. Wingfield
Emma J. Wingfield

STATE OF OREGON, County of KLAMATH ss. April 25, 1973
Personally appeared the above named RICHARD O. WINGFIELD AND EMMA J. WINGFIELD

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

(OFFICIAL SEAL)

Before me:

Shirley Mary Vogel
Notary Public for Oregon
My commission expires 3-8-74

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

RICHARD O. WINGFIELD
EMMA J. WINGFIELD

TO

ROWLAND D. CAMPBELL
RUTH R. CAMPBELL

AFTER RECORDING RETURN TO

No.

Deanna B. Bower
210 Bower Bldg.
City

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
25 day of April, 1973,
at 3:52 o'clock P.M., and recorded
in book M 73 on page 4948 or as
filing fee number 75730, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By: [Signature] Deputy