

1-1-74

WARRANTY DEED

Vol. 80 Page 8043

7-138-21399-2
KNOW ALL MEN BY THESE PRESENTS, That HOMER E. STILES and VESTA L. STILES husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL DEAN CAMPBELL and JOANNE MARIE 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

As set forth in Exhibit "A" attached hereto (page 2).

(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 as hereinabove set forth;

and that 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 paid for this transfer, stated in terms of dollars, is \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of August, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
August 15th, 1978.

Personally appeared the above named HOMER E. STILES and VESTA L. STILES, husband and wife,

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

(OFFICIAL SEAL)

Before me, George H. Bock

Notary Public for Oregon
My commission expires: 9-17-78

STATE OF OREGON, County of _____, ss.
19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

HOMER E. STILES and VESTA L. STILES,

GRANTOR'S NAME AND ADDRESS
MICHAEL DEAN CAMPBELL and JOANNE MARIE CAMPBELL,

GRANTEE'S NAME AND ADDRESS
After recording return to:

Comp. Sec. 4
7440 C.B. Co.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
MICHAEL DEAN CAMPBELL and JOANNE MARIE CAMPBELL,

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____

Recording Officer
Deputy

A portion of Lot 4, FIRST ADDITION TO ST. FRANCIS PARK, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the East line of Lot 4 that is North 75 feet from the Southeast corner of Lot 4; thence South along the East line of said Lot, 75 feet to the Southeast corner; thence West along the South line of said Lot 4, 125 feet to a point; thence North parallel with the East line of Lot 4, 75 feet to a point; thence East parallel with the South line of Lot 4, 125 feet to the point of beginning.

Subject to 1978-79 taxes, to contracts and/or liens for irrigation and/or drainage, reservations, restrictions, regulations of record and easement and rights-of-way of record and those apparent on the land and to a trust deed given by the Grantors in favor of Klamath First Federal Savings and Loan Association dated and recorded on August 4, 1978, Book M-78, page 17153 records of Klamath County, Oregon, which obligation Grantees expressly assume and agree to pay as the same becomes due and owing.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 30th day of April A. D. 1980 at 3:59 o'clock P. M., on

fully recorded in Vol. M80, of Deeds on Page 8043

Wm D. MILNE, County Clerk.

By Berntha Heltsch

Fee \$7.00

EXHIBIT "A"

Page 2