FORM No. 633-WARRANTY DEED (Individual 3434 WARRANTY DEED VOL. M81PODO KNOW ALL MEN BY THESE PRESENTS, That SOUTHERN OREGON MGT. CORP., Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. CAMPBELL JOAN C. CAMPBELL, RONALD W. BOEHLKE and KATHERINE H. BOEHLKE*, 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: (See Description on Back) at T ant exercise in the Mer He de get (HEII - HE ISTURATION *to each an undivided one-fourth interest as tenants in common, subject to an existing trust deed against the property which is recorded April 8/1 , 1981; Volume M81 , Page 6344 , Microfilm records of Klamath County, Oregon, which Grantees assume and agree to pay. 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 -CC grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims ΔU 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 \$ 200,000 co OHowever, the actual consideration consists of or includes other property or value given or promised which is $\frac{1}{2}$ consideration (indicate which).^(I) (The sentence between the symbols^(I), it 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. if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by El fate en (If executed by a corporation, affix corporate seal) Britan of Mar Automatic Var Sacor costoo lan L Fernhund ···· 🔾 STATE OF OREGON,) | 55. STATE OF OREGON, County of Klamath County of April 6 1981 Personally appeared JA. Jean L. Fernlund JAMES E MCCobb and ersonally appeared the above named..... each for himself and not one for the other, did say that the former is thewho, being duly sworn, lice president and that the latter is the and acknowledged the foregoing instru-OREGON MGT. CORP and that the seal allixed to the foregoing instrument is the will blight equi-of said corporation and that said instrument was signed and saided in be-half of said corporation by authority of its board of directors, and can be do them acknowledged said instrument to be its voluntary art and can be ment to be..... voluntary act and deed. Before me: them acknowledged said instrument to be its voluntary Before me: OFFICIAL SEAL) act and deed 4 lero Q OFFICIAD Notary Public for Oregon Notary Public for Oregon My commission expires: -SEAL) My commission expires: 2/16/85 73/2101 C. Courses Southern Oregon Mgt. Corp. 50 P. O. Box 5050 een antes Klamath Falls, OR 97601 STATE OF OREGON, Mozer sale Robert J. Campbell, et al 100 10 County of 6840 South Sixth St. Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS I certify that the within instrument was received for record on the 72.00 day of ,19 After recording return to: SPACE RESERVED James E. McCobb P.C. in book..... FOR on page..... or as P. O. Box 5050 tile/reel number RECORDER'S USE Record of Deeds of said county. Klamath Falls, OR (UMAR (LUURRed MARINERICAR ~ 1 97601 Witness my hand and seal of ine of Until a change is requested all tax statements shall be sent to the following address, County affixed. tyls point o TYARd Avenuer 30 test Northerly Robert J. Campbell, et al n pro ou cro <u>managente ra</u> 6840 South Sixth St. Klamath Falls, OR C **Recording Officer** 97601 By _____Deputy 6343

Xlamath Falls, OR 97601 4949 Second Struck St.

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Beginning at an iron pin on the Northerly right of way line of the County Road known as Hilyard Avenue, 30 feet Northerly and at right angles from the center line of Hilyard Avenue, this point of beginning being North 0°04' West, a distance of 30 feet and North 89°56' East, a distance of 774.1 feet from the iron axel which marks the quarter corner common to Sections 1 and 12, Township 39 S., R. 9 E.W.M., Klamath County, Oregon, and running thence North 43°51' East, a distance of 354 feet more or less, to a point on the Southerly East, a distance of 354 feet more or less, to a point on the Souther boundary line of the Dalles-California Highway; thence North 46°9' West along the Southerly right of way line of the Dalles-California distance of 552.6 feet more or less, to the Northerly right of way line of Hilyard Avenue; thence North 89°56' East along the Northerly right of way line of said Hilyard Avenue, a distance of 260 feet more or less to the point of beginning: subject however 260 feet more or less, to the point of beginning; subject however, to all easements of record or apparent on the ground.

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Subject to all easements, rights of way, restrictions, conditions and encumbrances of record and the following exceptions:

Grant of Right of Way, including the terms and provisions thereof, by and between John M. Owens and Shelia Owens, husband and wife, and The California Oregon Power Company, a California Corpora-tion, dated June 7, 1957, recorded June 11, 1957, in Volume 292, page 286, Deed records of Klamath County, Oregon.

Terms and provisions contained in deed from Leon R. Andrieu and Minnie R. Andrieu, to the State of Oregon, by and through its State Highway Commission, dated January 3, 1972, recorded January 13, 1972, in Volume M-72, page 479, Deed records of Klamath

Right of Way Easement, including the terms and provisions thereof, by and between Leon R. Andrieu and Minnie R. Andrieu, and Pacific Power & Light Company, a corporation, dated September 28, 1971, recorded January 13, 1972, in Volume M-72, page 482, Deed records of Klamath County; Oregon qua or yeari

for construing this deed, as is select, the scalest in require , this semiular maturies the second stail. If we don't be provided to make the providents period apply equally to computations and so individes all an. 1995 - Child Romanni, Christian a Nabilian (1930 - Channe Manani Inconstruite), Mandorpolis (16 - Startis David 1997 - Channel Channel, Bournelling, Channelling, Channelling, Channelling, Channelling, Channelling, Channellin mountly the menual revealer when one for all the the dates where preparty in value three of a Nue trae and actual constraints now part for this transfer, stated in fama. A Molars, is \$ 70.0 +70. And also a more constraints and

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Nieserga dosayik* an choant STATE OF OREGON; COUNTY OF KLAMATH; ss. 1991 DO 93 Borg to a service of the state Klamth Co. ThtTe this 8th day of April A. D. 19 81 at 11:280' clock A.C., and

Low a (all y interaction of a construction of a construction of the second of By Detra a Canser

A ME ATT ADARA MEEZE SERVICE AND CONTRACTORS IN MART CONT

M81 _on Page <u>6342</u>. duly recorded in Vol. of Deeds EVELYN BIEHN, County Clork

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