

1-7-74

335

WARRANTY DEED

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9937



KNOW ALL MEN BY THESE PRESENTS, That Bob Charles Campbell and Kathleen S. Campbell, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward W. Wicks and Donna M. Wicks, 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:

That part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25 Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, as follows: Beginning at the Northwest corner of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along the West boundary line of said quarter a distance of 59 feet to the Center of the Midstate Electric Co. right of way where it intersects the said boundary line; thence Southeasterly in the center of said right of way for a distance of 338 feet to the intersection of the State Highway right of way; thence Northeasterly along said right of way distance of 150 feet; thence Northwesterly a distance of 200 feet to the intersection of the North boundary line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25; thence West along said boundary line for a distance of 193 feet to the Northwest corner and the point of beginning.

(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 easements, covenants, conditions and restrictions of record.

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 \$ 39,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 29 day of May, 1981; 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)

Kathleen S. Campbell
Bob Charles Campbell

STATE OF OREGON, }
 County of Deschutes } ss.
May 29, 1981

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.

Personally appeared the above named Bob Charles & Kathleen S. Campbell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Evelyn Williams
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 3-24-84

Before me: _____
 Notary Public for Oregon
 My commission expires: _____
 (OFFICIAL SEAL)

Bob Charles & Kathleen S. Campbell
Box 57 Saddleback, Bend, Oregon
97701

GRANTOR'S NAME AND ADDRESS

Edward W. & Donna M. Wicks
South Hwy. 97, St. Rt.
Gilchrist, Oregon 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.C.T.
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Department of Veterans Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310
 NAME, ADDRESS, ZIP

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of June, 1981 at 2:04 o'clock P.M., and recorded in book/reel/volume No. M81 on page 9937 or as document/fee/file/instrument/microfilm No. 335, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra J. Jensen Deputy
 Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE