

WARRANTY DEED (INDIVIDUAL) Vol. M82 Page 3320

WILLIAM R. LA VERNE, AKA WILLIAM R. LA VERNE, SR AND VILLA MARIE LA VERNE, husband and wife, hereinafter called grantor, convey(s) to CHRISTOPHER ALLEN CAMPBELL

of KLAMATH, State of Oregon, described as: SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF: BEING A portion of W $\frac{1}{2}$  SE $\frac{1}{4}$  Section 30 Township 39 South Range 11 East of the Willamette Meridian

- 1) No building or dwelling shall be erected within 300 feet of Harpold Road
- 2) No mobile home shall be placed upon the property as a temporary or as a permanent structure.



and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS ATTACHED HERETO AND MADE A PART HEREOF SHOWN ON EXHIBIT "A" AND AS SHOWN ABOVE CREATED HEREIN and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 12,500.00 \*

Dated this 2nd day of July, 1982.

Wm R La Verne Sr.  
WILLIAM R. LA VERNE, SR.  
Villa Marie La Verne  
VILLA MARIE LA VERNE

STATE OF OREGON, County of Klamath ) ss.

July 2<sup>nd</sup>, 1982, personally appeared the above named William R. La Verne Sr and Villa Marie La Verne and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary Lane Arfing  
Notary Public for Oregon  
My commission expires: 11/16/84

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.  
If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

William R. La Verne, Sr  
and Villa Marie La Verne

TO

Christopher Allen Campbell

After Recording Return to:

Christopher Allen Campbell  
3020 Shasta Way  
Klamath Falls, Ore., 97601

STATE OF OREGON, ) ss.

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 \_\_\_\_\_ Records of Deeds of said County. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_

Mail Tax statements to same as above  
Form No. 0-960  
(Previous Form No. TA 16)

82 JUL 7 PM 3 34

A parcel of land situated in the W $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; being more particularly described as follows:

Beginning at a  $\frac{1}{2}$ " rebar on the North-South centerline of the SE $\frac{1}{4}$  of Section 30, from which the Section corner common to Sections 29, 30, 31 and 32 bears South 00° 15' 51" West 1180.00 feet and South 89° 56' 27" East 1320.46 feet; thence West 879.60 feet to a  $\frac{1}{2}$ " round head bolt on the Easterly right of way line of Harpold County Road; thence Northerly, along said right of way line, along the offset spiral to the left 104.40 feet (centerline: S=2° 48' 45"; L=375.00') to a 3/4" steel rod marking the point of offset spiral; thence North 00° 11' 00" East 215.60 feet, along said right of way line, to a  $\frac{1}{2}$ " rebar; thence East 879.92 feet to a  $\frac{1}{2}$ " rebar on the North-South centerline of the SE $\frac{1}{4}$  of Section 30; thence South 00° 15' 51" West 320.00 feet, along the North-South centerline of the SE $\frac{1}{4}$  of Section 30, to the point of beginning.

Note: Spiral data based on "Oregon State Highway Department Standard Spiral."

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Poe Valley Irrigation District.
3. Reservation of all gas, oil and minerals, together with the right of entry for prospecting and removal thereof as well as an agreement to compensate owners for any reasonable damage incurred through prospecting and removal as more fully set forth in deed recorded February 23, 1965 in Volume 359 at page 471.
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated : April 23, 1981  
 Recorded : May 22, 1981  
 In favor of : Pacific Power and Light Company, a corporation  
 For : 10 foot right of way for overhead electrical circuit



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 7 day of July A.D. 19 82 at 3:34 o'clock P.M.

duly recorded in Vol. M 82, of Deeds on page 8527

Fee \$8.00

EVOLYN BIERN, County Clerk

By [Signature]