

30368

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M82 Page 19240

KNOW ALL MEN BY THESE PRESENTS, That

PAUL WHITLATCH and BARBARA WHITLATCH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. CAMPBELL and JOAN C. 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:

Beginning at the intersection of the South line of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, with the East right of way line of the Dalles-California Highway, and running thence Easterly along said South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 800 feet; thence North and parallel with said Easterly highway line a distance of 260 feet; thence Westerly parallel with said Southerly line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 800 feet to the Easterly line of said Highway, thence Southerly 260 feet to the point of beginning.

SUBJECT TO:

- 1) Taxes for the year 1983-1984, which are a lien but not yet payable.
- 2) Conditions, restrictions, rights of way and those apparrant upon the land and subject to assessment of Klamath Project and Enterprise Irrigation District.

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 4) The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land.

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 \$ 123,000.00

~~How the actual consideration consists of or includes other property or value given or promised which is the whole 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 7 day of October Nov., 1983; 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.

"This Instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,

County of Klamath) ss.
7th October Nov., 1983

Personally appeared the above named Paul Whitlatch and Barbara Whitlatch, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8.5.87

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 _____

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert J. & Joan C. Campbell
4200 So. 6th
K. Falls, Or 97033

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

Robert J. & Joan C. Campbell
5033 Hwy 39
K. Falls, Or 97033

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of November, 1983, at 2:53 o'clock PM., and recorded in book/reel/volume No. M83 on page 19240 or as document/fee/file/instrument/microfilm No. 30368. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn. County Clerk

Fee: \$4.00 By Ann Smith Deputy