

OA

49185

Deed in Lieu of Foreclosure  
QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That Christopher S. Bixby and Sandra D. Bixby, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Michael B. Campbell and Bonnie K. Campbell, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The West ½ of the South ½ of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying North of the following described line:

Beginning at a ½ inch iron on the Westerly line of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, from which the one-quarter corner common to Sections 6 and 7 bears South 01°41'17" West 989.99 feet; thence North 89°30'33" East 1319.92 feet to a ½ inch iron rod on the Easterly line of said Lot 20, from which the one-quarter corner common to Sections 6 and 7 bears South 53°25'40" West 1679.76 feet.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. However, 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 day of April, 19 85; 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 ~~California~~ California, )  
County of Los Angeles ) ss.  
May 14, 19 85

Personally appeared the above named

Christopher S. Bixby and  
Sandra D. Bixby

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

(OFFICIAL SEAL)

Before me: *Alice Francis*

OFFICIAL SEAL, California

NOTARY PUBLIC - CALIFORNIA Jan. 6, 1989

LOS ANGELES COUNTY

My comm. expires Jan 6, 1990

STATE OF OREGON, County of ) ss.  
Personally appeared

*Christopher S. Bixby*

Christopher S. Bixby

*Sandra D. Bixby*

Sandra D. Bixby

Personally appeared

and 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.

Before me:

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 28th day of May, 19 85, at 2:50 o'clock P.M., and recorded in book/reel/volume No. 185 on page 7833 or as document fee/file/instrument/microfilm No. 49185. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Pat Smith* Deputy

Fee: \$5.00

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OK 5.00

Christopher and Sandra Bixby  
13341 Reedley  
Panorama City, CA 91402  
GRANTOR'S NAME AND ADDRESS

Michael and Bonnie Campbell  
1155 California Avenue  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

*Evelyn P. Biehn* *Michael Campbell*  
220 N. 1st  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Michael B. Campbell  
1155 California Ave.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP