

OA

49434

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ANDY CAMPBELL and CLAUDINE CAMPBELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CECIL D. NEWTON and AGNES L. NEWTON, 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 portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 30 South, Range 8 East of the Willamette Meridian laying Easterly of the Southern Pacific Railroad right-of-way containing 5.4 acres more or less.

(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 those easements, reservation and rights-of-way now of record

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 \$ (exchange) . 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 4th day of June, 1985; 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.

Andy Campbell
Andy Campbell

Claudine Campbell
Claudine Campbell

STATE OF OREGON, }
County of Klamath } ss.
June 4, 1985.

STATE OF OREGON, County of _____, 19____ ss.

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.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named Andy Campbell and Claudine Campbell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: William K. Kalita
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/25/88

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Andy & Claudine Campbell

P.O. Box 116

Chemult, OR 97731

GRANTOR'S NAME AND ADDRESS

Cecil D. & Agnes L. Newton

P.O. Box 68

Chemult, OR 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cecil D. & Agnes L. Newton

P.O. Box 68

Chemult, OR 97731

NAME, ADDRESS, ZIP

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

Cecil D. & Agnes L. Newton

P.O. Box 68

Chemult, OR 97731

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of June, 1985, at 2:54 o'clock PM, and recorded in book/reel/volume No. 135 on page 8244 or as fee/file/instrument/microfilm/reception No. 49434, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. Smith Deputy

Fee: \$5.00

Cash \$ 00

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