

Vol. M86 Page 14044

Title # 30034

LEE E. CARLSON

**WARRANTY DEED (INDIVIDUAL)**

convey(s) to ERNEST CAMPBELL, JR. and MARJORIE LUCILLE CAMPBELL, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the  
All of Lot 35 lying South of the

\_\_\_\_\_ , State of Oregon, described as: \_\_\_\_\_ all that  
All of Lot 35 lying South of the South Chiloquin State Highway,  
located in Section 4, Township 35 South, Range 7 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.  
RESERVING unto Grantor hereinafter described \_\_\_\_\_

RESERVING unto Grantor herein an easement 30 feet in width, along the Easterly Boundary of the above described property

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PART OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
Those set out in Exhibit "A" attached hereto  
 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 \$ 15,000.00

~~Stacy Ann Considers of no more~~

The true and actual consideration for this transfer is \$ 15,000.00 ~~which consists of or includes other property or values given or promised~~ xxx However, the entire  
~~(Indicate which symbol is applicable. See CDS 98030)~~ xxx the whole consideration  
 In construing this deed and where the context so requires, the singular includes the plural.  
 IN WITNESS WHEREOF, the grantor has executed this instrument this 5 day of August 19 86.

19 86.

Lee E. Carlson

STATE OF OREGON, County of \_\_\_\_\_ Klamath \_\_\_\_\_ ) ss.  
On this 5<sup>th</sup> day of August \_\_\_\_\_, 19 86.

Personally appeared the above named Lee E. Carlson  
instrument to be his \_\_\_\_\_ voluntary act and deed. \_\_\_\_\_ and acknowledged the foregoing

Before me: W. Valerie L. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Lee E. Carlson

**GRANTOR'S NAME AND ADDRESS**

Ernest Campbell, Jr.

Marjorie Lucille Campbell

**GRANTEE'S NAME AND ADDRESS**

After recording return to:

~~Ernest Campbell, Jr.~~

P.O. Box 2010

Sparks, Nevada 89431  
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP 31751  
 Until a change is requested all tax statements shall be sent to the following address.  
Ernest Campbell

Ernest Campbell, Jr.

P.O. Box 2010

Box 2010  
Sparks, Nevada 89431

STATE OF OREGON,

County of San Diego ss.

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as document/file/  
instrument/microfilm No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Witness my hand and seal of County  
affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

**FORM 685-2.5M**

## EXHIBIT "A"

14045

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads or highways.
2. Reservations, including the terms and provisions thereof, as set forth in deed from United States of America to John Cole, et al., recorded April 25, 1961 in Deed Volume 329 at page 113, Records of Klamath County, Oregon.
3. Reservations, including the terms and provisions thereof, as set forth in deed from United States of America to John Cole, et al., recorded August 25, 1961 in Deed Volume 329 at page 115, Records of Klamath County, Oregon.
4. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of August A.D., 19 86 at 2:34 o'clock P M., and duly recorded in Vol. M86 day  
of Deeds on Page 14044

FEE \$14.00

Evelyn Biehn County Clerk  
By Hermetta A. Ketch