

69873

WARRANTY DEED

Vol. M86 Page 24147

KNOW ALL MEN BY THESE PRESENTS, That FLOYD E. QUINE and NANCY J. CHASTAIN, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL B. CAMPBELL and BONNIE K. 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:

Lot 1, Block 99, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: City Lien in favor of the City of Klamath Falls, and a Trust Deed recorded in Volume M76, page 6428, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, as Beneficiary, which the Grantors named above have agreed to assume and pay in full both the City Lien and First Federal Savings & Loan Association of Klamath Falls, Oregon, Trust Deed.

## MOUNTAIN TITLE COMPANY

"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."

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 all those exceptions of record and those apparent upon the land, if any, as of the date of this deed and that 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 \$23,900.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$23,900.00. 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 19th day of December 1986; 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.

(If executed by a corporation, affix corporate seal)

FLOYD E. QUINE

NANCY J. CHASTAIN

STATE OF CALIFORNIA

STATE OF OREGON, County of

COUNTY OF SAN DIEGO

SS.

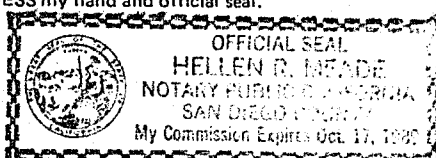
SS.

On DECEMBER 19, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared FLOYD E. QUINE AND NANCY J. CHASTAIN

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ARE subscribed to the within Instrument and acknowledged that THEY executed the same.

WITNESS my hand and official seal.

(Seal)



Hellen R. Meade

(Notary Public's Signature)

Floyd E. Quine & Nancy J. Chastain

GRANTOR'S NAME AND ADDRESS

Michael B. Campbell & Bonnie K. Campbell  
1155 California  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 31st day of December, 1986, at 8:51 o'clock A.M., and recorded in book M86 on page 24147 or as file/reel number 69873, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee: \$10.00