

76613

WARRANTY DEED

MTC-1832 401 M87 Page 11916

## KNOW ALL MEN BY THESE PRESENTS, That

Bonnie E. Augustson and Richard W. Augustson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Dennis L. Campbell and Christine A. Campbell, Husband and Wife

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:

The Southwesterly 28 feet of Lot 30 and all of Lot 31, EXCEPT the Southwesterly 20 feet thereof in the WEST PARK 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.

## 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 those of record as of the date of this deed and those apparent upon the land, if any.

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 \$ 56,000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)~~

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 26th day of July, 1987; 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.

Bonnie E. Augustson

Bonnie E. Augustson

Richard W. Augustson

Richard W. Augustson

STATE OF OREGON, County of Klamath ) ss.

STATE OF OREGON,

County of Klamath

July 26th

19 87.

Personally appeared the above named

Bonnie E. Augustson and

Richard W. Augustson

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/24/89

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 attixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half 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)

Notary Public for Oregon

My commission expires:

Bonnie E. Augustson and Richard W. Augustson

GRANTOR'S NAME AND ADDRESS

Dennis L. Campbell and Christine A. Campbell  
438 Fulton Street  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSC

Grantee

NAME, ADDRESS, ZIP

KFFSC

Grantee

510 MAIN

KFO

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
7th day of July, 1987,  
at 1:34 o'clock PM., and recorded  
in book M87, on page 11916, or as  
file/reel number 76613.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By \_\_\_\_\_ Recording Officer

Deputy

Fee: \$10.00