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WARRANTY DEED

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19466



KNOW ALL MEN BY THESE PRESENTS, That CITIZENS FINANCIAL SERVICES JOINT VENTURE NO. 2096

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERIC W. CAMPBELL and JILL S. 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:

SEE ATTACHED EXHIBIT "A"

(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

SEE ATTACHED EXHIBIT "A"

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 \$ 75,000.00

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 ①, 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 26th day of October, 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.

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.

BY: [Signature]

STATE OF OREGON, }  
County of } ss.  
19

STATE OF OREGON, County of Marion ) ss.  
October 26, 1987

Personally appeared DONN E. Sparks and

Personally appeared the above named

who, being duly sworn, each for himself and not one for the other, did say that the former is the asst. vice president president and that the latter is the secretary of

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

Citizens Financial Services, Inc., 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)

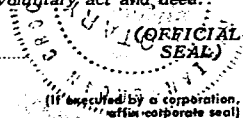
Notary Public for Oregon

My commission expires:

[Signature]

Notary Public for Oregon

My commission expires: 10-06-90



Citizens Financial Services Joint Venture No. 2096

GRANTOR'S NAME AND ADDRESS

Eric W. & Jill S. Campbell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eric W. & Jill S. Campbell

5033 Hwy 39  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

Eric W. & Jill S. Campbell

AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } 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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

19467

EXHIBIT "A"

Beginning at the intersection of the South line of SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, with the East right of way line of the Dalles-California Highway, and running thence Easterly along said South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 800 feet; thence North and parallel with said Easterly highway line a distance of 260 feet; thence Westerly parallel with said Southerly line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 800 feet to the Easterly line of said Highway; thence Southerly 260 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways or streets.
2. Limited access of State Highway #39.
3. Conditions and Restrictions in Patent recorded March 28, 1908 in Book 24 at page 31.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
5. Easement, recorded February 7, 1984 in Book M-84 at page 1897.
6. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
7. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 27th day  
of October A.D., 19 87 at 11:42 o'clock A M., and duly recorded in Vol. M87,  
of Deeds on Page 19466.  
By Evelyn Biehn, County Clerk [Signature]

FEE \$15.00