

OK

82183

WARRANTY DEED

Vol. M87 Page 21718

C-1

KNOW ALL MEN BY THESE PRESENTS, That DANNY R. BROWN AND PAMELA K. BROWN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. CAMPBELL AND JUDY B. CAMPBELL, 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:

TRUST - 80060 - LOT 22 - BLOCK 66 - 5TH ADDITION TO NIMROD RIVER PARK - SPRAGUE RIVER VALLEY.

(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** SPECIAL ROAD DISTRICT - NIMROD PARK - BOOK M-66 - PAGE 2325 MINERAL RIGHTS EXCEPT WATER TO OLIVER KINNY - JAMES HUTCHISON - INES WILKES HUNTER - VOL. 289 - PAGE 466 - BOOK 310 - PAGE 396. INDIAN SERVICE ROAD RIGHT OF WAY S-89-560 - BOOK 312 - PAGE 436. UTILITIES EASEMENTS & CONDITIONS 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 \$1,000.00. However, the actual consideration consists of & includes other property of 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 30 day of November, 19 87; 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.

WASHINGTON  
STATE OF OREGON, }  
County of BENTON } ss.  
November 30, 19 87.

WASHINGTON  
STATE OF OREGON, County of Benton ) ss.  
November 30, 19 87.

Personally appeared Danny R. Brown and Pamela K. Brown, 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)

Notary Public for Oregon  
My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of December, 19 87, at 3:09 o'clock P.M., and recorded in book/reel/volume No. M87 on page 21718 or as fee/title/instrument/microfilm/reception No. 82183, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Pam Smith Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. Campbell  
P.O. Box 6496  
KENNEWICK, WASH. 99336  
NAME, ADDRESS, ZIP

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

JAMES E. & JUDY B. CAMPBELL  
P.O. BOX 6496  
KENNEWICK, WASH. 99336  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

0400  
16

007 DEC 3 PH 3 09

