

OK

16279

WARRANTY DEED

Vol 90 Page 11708

KNOW ALL MEN BY THESE PRESENTS, That JERRY M. CAMPBELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

NANCY CAMPBELL and JERRY M. CAMPBELL, husband & 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:

The W 1/2 of Lots 4 and 5 in Block 4, Fairview Addition No. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 easements, restriction, rights of way of record and those apparent on the land, and excepting any encumbrances that may accrue hereafter through any person other than the Grantor 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 \$ 10.00. However, the actual consideration shall be ascertained by the grantee from the whole consideration (including taxes). (This 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 day of June, 1990; 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.

STATE OF OREGON,) ss.
County of Klamath
June, 1990

Personally appeared the above named
Jerry M. Campbell

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:
9/29/92

Jerry M. Campbell
2126 Doran Ave.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Jerry M. and Nancy Campbell
2126 Doran Ave.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After record by return to:
Patricia R. Kittredge
110 N. 5th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Darrell H. Ceege
511 Delta Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
19

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 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,) ss.
County of Klamath

I certify that the within instrument was received for record on the 15th day of June, 1990, at 11:03 o'clock AM., and recorded in book/reel/volume No. M90 on page 11708 or as fee/file/instrument/microfilm/reception No. 16279, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Muller, Deputy

Fee \$28.00