

23494

WARRANTY DEED

Vol. m90 Page 24397

KNOW ALL MEN BY THESE PRESENTS, That CYNTHIA JO SHEPHERD ALSO KNOWN AS CYNTHIA J. SCHROEDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD C. CAMPBELL AND BETTY G. 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, the 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 6 in Block 5 of TRACT 1016, known as GREEN ACRES, 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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$69,500.00. 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 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 5th day of December, 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
December 5, 1990

Personally appeared the above named  
Cynthia Jo Shepherd also known as  
Cynthia J. Schroeder

Cynthia Jo Shepherd  
Cynthia Jo Shepherd also known as

Cynthia J. Schroeder  
Cynthia J. Schroeder

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

Before me: Judith L. Morgado  
Notary Public for Oregon  
My commission expires: 8-31-91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Cynthia Jo Shepherd also known as  
Cynthia J. Schroeder  
C/O Klamath First Federal  
GRANTOR'S NAME AND ADDRESS

Howard C. Campbell  
Betty G. Campbell  
5532 Mason Lane, KFO 97603  
GRANTEES NAME AND ADDRESS

After recording return to:  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath

I certify that the within instrument was received for record on the 7th day of Dec., 1990, at 4:30 o'clock P M., and recorded in book M90 on page 24397 or as file/reel number 23494.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Raune Mullender Deputy

Fee \$28.00