

48616



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

JAMES D. BERGEN and MACHELLE D. BERGEN, husband and wife

convey(s) to JOHN EDWIN CAMPBELL and ANNE M. S. CAMPBELL, husband and wife

County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 96,500.00. However, the actual consideration consists of or includes other property or value given or promised which is / part of the / consideration (indicate which) / (delete between symbols, if not applicable / See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of July, 19 92.

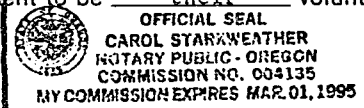
James D. Bergen
Machelle D. Bergen

STATE OF OREGON, County of Klamath)ss.

July 31, 19 92.

Personally appeared the above named James D. Bergen and Machelle D. Bergen

instrument to be their voluntary act and deed.



Before me:

Carol Starkweather
Notary Public for Oregon
My Commission Expires: 3-1-95

James D. Bergen
Machelle D. Bergen

GRANTOR'S NAME AND ADDRESS

John Edwin Campbell
Anne M. S. Campbell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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 document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

92 AUG 5 PM 3 26

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0 degrees 01' 10" West along the West line of said Section 18 a distance of 2132.47 feet; thence South 89 degrees 51' 42" East a distance of 2034.90 feet; thence North 0 degrees 00' 23" East a distance of 628.10 feet to the true point of beginning of this description; thence North 89 degrees 59' 04" West a distance of 485.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line and along the arc of a 400 foot radius curve to the right, having a central angle of 19 degrees 20' 10" a distance of 134.99 feet; thence South 89 degrees 59' 04" East a distance of 507.6 feet to a point which bears South 0 degrees 00' 23" West from the point of beginning; thence North 0 degrees 00' 23" East a distance of 132.0 feet, more or less, to the point of beginning.

TOGETHER WITH the right of ingress and egress over the following described roads: 60 foot strips of land situated in the N 1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being 30 feet on either side of measured at right angles from, the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00 degrees 01' 10" West 2162.47 feet and South 89 degrees 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89 degrees 51' 42" East 2548.10 feet to a point, North 89 degrees 51' 42" West 30.00 feet from the East line of the NW 1/4 of said Section 18.

Continued on next page

17569

EXHIBIT "A" CONTINUED

ALSO beginning at the center quarter corner of said Section 18; thence North 00 degrees 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18. ALSO beginning at a point South 00 degrees 01' 10" West 2192.47 feet and South 89 degrees 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW 1/4, said Section 18. ALSO beginning at a point South 00 degrees 01' 10" West 2132.47 feet and South 89 degrees 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00 degrees 02' 42" West 409.32 feet; thence South 89 degrees 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47 degrees 03' 50") 205.35 feet; thence South 42 degrees 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71 degrees 03' 30") 217.11 feet; thence North 66 degrees 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69 degrees 18' 42") 447.60 feet; thence North 03 degrees 17' 26" West 157.53 feet to the North line of the SE 1/4 NW 1/4, said Section 18.

CODE 32 MAP 3910-18BO TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 6 day
 of Aug A.D., 19 92 at 3:26 o'clock P.M., and duly recorded in Vol. M92,
 of deeds on Page 17567.

Evelyn Biehn County Clerk
 By [Signature]

FEE 40.00