

56941

WARRANTY DEED

MTL 29233-KR

KNOW ALL MEN BY THESE PRESENTS, That

JAMES CAMPBELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called E. A. PUTNAM and PETER S. ANGELOS 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 7, 8 and 9, Block 66, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 all those of record and those apparent upon the land as of the date of this deed

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 \$ 16,000.00.

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 27th day of January, 19 93; 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.  
January 27, 19 93.

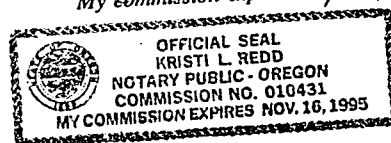
Personally appeared the above named \_\_\_\_\_

JAMES H. CAMPBELL

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

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95



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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

JAMES CAMPBELL  
Rt. 2 Box 27  
Tulelake, CA 96134  
GRANTOR'S NAME AND ADDRESS

E. A. PUTNAM & PETER S. ANGELOS  
3620 Rancho Sierra Rd.  
Auburn, CA 95602  
GRANTEE'S NAME AND ADDRESS

E. A. PUTNAM & PETER S. ANGELOS  
After recording return to:

3620 RANCHO SIERRA RD  
AUBURN CA 95602  
NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address:

E. A. PUTNAM & PETER S. ANGELOS  
3620 RANCHO SIERRA RD  
AUBURN CA 95602  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 28th day of Jan., 19 93, at 3:42 o'clock P. M., and recorded in book M93 on page 2093 or as file/reel number 56941.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Debra M. Mendenhall Deputy

fee \$30.00