

65603

KGT #4648
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MAX H. NEFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL W. 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:

E 1/2 NE 1/4 NW 1/4 of Section 22, Township 36 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, consisting of 20 acres more or less.

(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

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 \$ 12,500.00 . . .
 However, the actual consideration consists of or includes other property or 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 9th day of January, 19 89; 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.

Max H. Neff

MAX H. NEFF

STATE OF OREGON,

County of Klamath } ss.
 January 9th, 19 89.

Personally appeared the above named
 MAX H. NEFF
 and acknowledged the foregoing instrument to be his voluntary act and deed.

NOTARY
 PUBLIC
 Before me:
 (OFFICIAL SEAL)

Deirdre Buckingham
 Notary Public for Oregon
 My commission expires: 12-19-92

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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)

MAX H. NEFF & BETTY J. NEFF

GRANTOR'S NAME AND ADDRESS

PAUL W. CAMPBELL

GRANTEE'S NAME AND ADDRESS

After recording return to: & taxes to:

Paul W. Campbell

PO Box 365

Sprague River, OR 97639

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of Oct., 19 93, at 10:14 o'clock A.M., and recorded in book/reel/volume No. M93 on page 26667 or as fee/file/instrument/microfilm/reception No. 69603, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

B. D. Mullins, Deputy
 NAME TITLE

Fee \$30.00