



WARRANTY DEED

A+C 41271

AFTER RECORDING RETURN TO:
RALPH WHEELER, JR.
KATHERINE WHEELER

P.O. Box 690
Keno, OR 97627

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD J. CAMPBELL and GWEN E. CAMPBELL, AS TENANTS BY THE
ENTIRETY hereinafter called GRANTOR(S), convey(s) to RALPH
WHEELER, JR. AND KATHERINE WHEELER, HUSBAND AND WIFE hereinafter
called GRANTEE(S), all that real property situated in the
County of KLAMATH, State of Oregon, described as:

Lot 1, Block 7, KLAMATH RIVER ACRES, in the County of Klamath,
State of Oregon.

CODE 3908-3180 TAX LOT 9200

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 apparent upon 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
\$10,000.00.

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

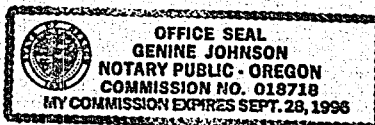
IN WITNESS WHEREOF, the grantor has executed this instrument
this 16TH day of FEBRUARY, 1994.

Donald J. Campbell
DONALD J. CAMPBELL

Gwen E. Campbell
GWEN E. CAMPBELL

STATE OF OREGON, County of KLAMATH)ss.

FEBRUARY 16, 1994



Personally appeared the above named DONALD J. CAMPBELL and GWEN
E. CAMPBELL and acknowledged the foregoing instrument to be
THEIR voluntary act and deed.

Before me: Genine Johnson
Notary Public for OREGON
My Commission Expires: SEPTEMBER 28, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 17th day
of Feb A.D., 19 94 at 10:58 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 5312.

FEE \$30.00

Evelyn Biehn, County Clerk
By Wendy Miller