

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042743

AFTER RECORDING RETURN TO: HELEN MARIE CAMPBELL 3724 La Maras 97603 OR

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

RONALD L. BUCHOLZ and JOANNE M. BUCHOLZ, husband and wife, hereinafter called GRANTOR(S), convey(s) to HELEN MARIE CAMPBELL, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described

Lot 18 in Block 14, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

Code 41, Map 3909-12BD, Tax Lot 4800

"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, contracts and/or liens for irrigation and/or drainage,

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 \$82,700.00.

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 20th day of January, 1995. mne RONALD L. JOANNE M. BUCHOLZ

STATE OF OREGON)ss. County of Klamath

The foregoing instrument was acknowledged before me this 24th day of January, 1995, by RONALD L. BUCHOLZ and JOANNE M. BUCHOLZ.

Carleno & Before me: Wanteno Notary Public for Oregon My Commission Expires: March 22, 1997 MARLENE T. ADDINGTON NOTARY PUBLIC - OREGON
COMMISSION RG. 022238
MY COMMISSION SURPLIS MAR 22, 1997

STATE OF OREGON: COUNTY OF KLAMATH:

Filed	for record at req	uest of	Aspen Title Co	the	24th day
of	Jan	A.D., 19 <u>95</u>	at 11:19 o'clock AM.,	and duly recorded in	
		01	Deeds on Page on Page	h -County Clerk	
FEE	\$30.00		By Dre	stere Will	unally