

Vol. <u>m95 Page 3297</u>

SHADI ZIATI Contra, # 1019414 Notary Public - Culform Contra Costa County Ny Contra Lictures Mar. 3, 199



WARRANTY DEED

ASPEN TITLE #05042715 AFTER RECORDING RETURN TO: COMMONWEALTH FINANCIAL, LTD. 16814 CAMP DAY LANE KLAMATH FALLS, OR 97601

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

RONALD L. CAMPBELL hereinafter called GRANTOR(S), convey(s) to COMMONWEALTH FINANCIAL, LTD., an Oregon Corporation hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 78, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT #4, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-1480 TAX LOT 2300

"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 \$2,800.00.

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 6th day of January 1995.

Ø TA C CAMPBELL RONALD L.

Signature

My commission expires:

STATE OF CALIFORNIA

)ss. COUNTY OF Contra Costo

On <u>27</u> January 1995 before me, Campbell <u>Shadi Zidej</u>, personally appeared Ronald L.

3/3/98

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

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