

UTC 35943 DS

## WARRANTY DEED

WAYNE A. CONNORS and PAMELA J. CONNORS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to MICHAEL B. CAMPBELL and BONNIE K. CAMPBELL, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

## PARCEL 1

LOT 5, LAKE RIDGE PARK, TRACT 1291, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN APPURTENANT 30 FOOT ACCESS AND UTILITY EASEMENT DATED NOVEMBER 1, 1993 AND RECORDED NOVEMBER 4, 1993 IN VOLUME M93 AT PAGE 29109, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

## PARCEL 2

LOT 27 IN BLOCK 10 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 1116, KLAMATH FALLS, OR 97601

Dated this 18<sup>th</sup> day of Aug., 1995.

Wayne A. Connors  
WAYNE A. CONNORS

PAMELA J. CONNORS

BY: Pamela J. Connors by WAYNE A. CONNORS, ATT  
PAMELA J. CONNORS BY

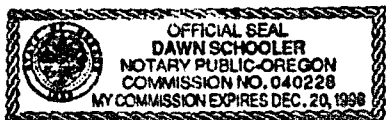
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

ss. August 18 19 95

Personally appeared the above named Wayne A. Connors, for himself and as attorney-in-fact for Pamela J. Connors and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

MICHAEL B. CAMPBELL  
PO BOX 1116  
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day  
of Aug A.D., 19 95 at 11:38 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 22354.

Bernetha G. Letsch County Clerk

By Annette Mueller

FEE \$35.00