

5294S

08-29-95A10:53 RCVD

WARRANTY DEED

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23254

DAVID LUEVANO NEGRETE and PATRICIA ELAINE NEGRETE, TRUSTEES OR THEIR SUCCESSOR UNDER THE DAVID LUEVANO AND PATRICIA ELAINE NEGRETE FAMILY TRUST DATED JUNE 10, 1992.,

Grantor(s) hereby grant, bargain, sell and convey to
ERIC WAYNE CAMPBELL and JILL SUSAN CAMPBELL, husband and wife,
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:

Government Lots 1 and 8 in Section 5, Township 40 South, Range 11 East of
the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a
fourteen (14) foot easement more particularly described in Agreement for
Easement recorded November 13, 1981 in Volume M81, page 19840, Microfilm
Records 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 DEED IS PART OF AN EXCHANGE TO ENABLE THE GRANTOR HEREIN TO AVAIL THEMSELVES
OF THE BENEFITS OF AN INTERNAL REVENUE CODE SECTION 1031 TAX DEFERRED EXCHANGE AND
IS A DIRECT DEED FROM THEM.**

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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 20556 WEBBER ROAD, MALIN, OR 97632

Dated this 25 day of August, 1995.

THE DAVID LUEVANO NEGRETE AND PATRICIA ELAINE
NEGRETE FAMILY TRUST DATED JUNE 10, 1992

BY: David Luevano Negrete, Trustee
DAVID LUEVANO NEGRETE, Trustee

BY: Patricia E. Negrete, Trustee
PATRICIA E. NEGRETE, Trustee

* NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

SS. August 25 1995

COUNTY OF Los Angeles

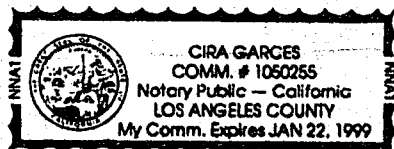
Personally appeared the above named DAVID LUEVANO NEGRETE AND PATRICIA ELAINE NEGRETE,
TRUSTEES OF THE DAVID LUEVANO AND PATRICIA ELAINE NEGRETE FAMILY TRUST DATED JUNE 10, 1992
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

[Signature]

Notary Public for California

My commission expires 1-22-99



(seal)

Return to:

ERIC WAYNE CAMPBELL
20556 WEBBER ROAD
MALIN, OR 97632

33254

WARRANTY DEED

28255

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day
of Aug A.D., 19 95 at 10:53 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 23254

FEE \$35.00

By Bernetha A. Letsch County Clerk

THE UNDERSIGNED, CLERK OF THE COUNTY OF KLAMATH, DO HEREBY CERTIFY THAT THE FOREGOING DEED WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF KLAMATH, OREGON, ON THE 29TH DAY OF AUGUST, 1995, AT 10:53 O'CLOCK A.M., AND WAS DULY RECORDED IN VOLUME M95, PAGE 23254.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT MEDFORD, OREGON, THIS 29TH DAY OF AUGUST, 1995.

DAVID LUTHERO WICKREME, CLERK

DAVID LUTHERO WICKREME, CLERK

DAVID LUTHERO WICKREME, CLERK

