

WARRANTY DEED

HAROLD A. CAMPBELL

Vol. 1795 Page 27074

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 960 RADIO, INC.
an Oregon Corporation

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PER EXHIBIT "A" ATTACHED HERETO.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Buyer should check with the appropriate city or county planning department to verify approved uses.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated, & liens, assessments, rules & regulations for irrigation, drainage, & sewage, & reservations, restrictions, easements & rights of way of record and those apparent on the land

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of December, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

HAROLD A. CAMPBELL

STATE OF OREGON,

County of Klamath } ss.
December 30, 1983

Personally appeared the above named
HAROLD A. CAMPBELL

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL
SEAL)

Before me:
Suzan Kay Way
Notary Public for Oregon
My commission expires: 6/4/1985

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

HAROLD A. CAMPBELL

GRANTOR'S NAME AND ADDRESS

960 RADIO INC.

GRANTEE'S NAME AND ADDRESS

After recording return to:

960 RADIO, INC.

c/o Mountain Title Co

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

960 RADIO, INC.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

10-06-95P03:14 RCVD

A parcel of land situated in Section 21, T. 39 S., R. 10 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the center one-quarter corner, marked by a 5/8 inch iron pin; thence South $00^{\circ}02'26''$ E, along the North-South center section line, 500.00 feet to a steel fence post; thence leaving said North-South center of section line, S $70^{\circ}00'00''$ W. 1150.00 feet to an iron axle; thence North 270.00 feet to a 5/8 inch iron pin; thence S $61^{\circ}05'00''$ W., 272.76 feet to a point on the West line of the East half of the West half of said Section 21; thence along said West line N $00^{\circ}04'26''$ E, 829.80 feet to its intersection with a fence from the East; thence leaving said West line, N $60^{\circ}02'36''$ E. 803.03 feet to the point of intersection with said fence; thence along said fence, N $67^{\circ}38'11''$ E, 251.68 feet to a point; thence continuing along said fence N $70^{\circ}18'03''$ E., 413.16 feet to its intersection with said center of section line; thence leaving said fence along said center of section line S $00^{\circ}02'26''$ E, 710.60 feet, to the point of beginning, containing 33.97 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 6th day
of October A.D., 19 95 at 3:14 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 27074.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller