

K-49072-D  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

JAMES NELSON AND CAROLE NELSON

Grantor.

conveys and warrants to THOMAS A. CAMPBELL

Grantee.

the following described real property in the County of Klamath and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED  
HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS  
THOUGH FULL SET FORTH HEREIN.....

96 APR 19 P 3:19

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

**\*\*THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF TIMCOR FINANCIAL CORPORATION AS PART OF A TAX DEFERRD EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.**

The true consideration for this conveyance is \$ 87,000.00\*\* (Here comply with the requirements of ORS 93.030).

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.

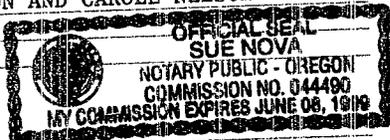
DATED this 15th day of April 19 96 if a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*James Nelson*  
JAMES NELSON

*Carole Nelson*  
CAROLE NELSON

STATE OF OREGON, County of Klamath Jss.  
The foregoing instrument was acknowledged before me  
this 19th day of April 19 96  
by JAMES NELSON AND CAROLE NELSON

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ Jss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ and  
by \_\_\_\_\_ and  
by \_\_\_\_\_ of  
a corporation, on behalf of the corporation.



*Sue Nova*  
Notary Public for Oregon  
My commission expires:

June 8, 1999

Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
THOMAS A. CAMPBELL  
P O BOX 3305  
SANTA ROSA CA 95402

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

## DESCRIPTION

A tract of real property located in the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the West quarter corner of above mentioned Section 5; thence South along the section line 125.70 feet to the North boundary of Autumn Avenue (formerly Lewis Lane); thence North 89°17'00" East along same, 547.34 feet to a steel rod marking the Southeast corner of that tract of land recorded in Book 223 at page 419, Deed records of Klamath County, Oregon, and being the true point of beginning of this description; thence continuing North 89°17'00" East along said North boundary of Autumn Avenue 355.87 feet to a steel rod marking the Southeast corner of land being herein described and also the Southwest corner of First Addition to West Hills Homes (17-376T, County Records); thence North 0°10'00" West along the common boundary of said First Addition to West Hills Homes and land being herein described, a distance of 219.20 feet to a steel rod on the North boundary of land described in Volume 223 page 421, Klamath County Deed records; thence South 89°17'00" West along said boundary 355.87 feet to a steel rod on the East boundary of land described in Book 223 at page 419, Deed records of Klamath County, Oregon; thence South 0°10'00" East along said boundary 219.20 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 19th day  
of April A.D., 19 96 at 3:19 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 11000.

Bernetha G. Letsch, County Clerk

By Cheryl Swallow

FEE \$35.00