

18428

'96 MAY 20 P3:58

WARRANTY DEED

Vol. 1796 Page 14660

MTC38139LW

REX V. CAMPBELL and JANET E. CAMPBELL, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:

RENOLD PASSIEN,
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:

PLEASE SEE ATTACHED EXHIBIT "A"

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 \$ 20,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 891 HWY 66, KLAMATH FALLS, OR 97601

Dated this 17 day of May, 1996

Rex V. Campbell
REX V. CAMPBELL

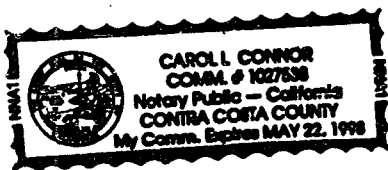
Janet E. Campbell
JANET E. CAMPBELL

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. May 17th 19 96
COUNTY OF Contra Costa

Personally appeared the above named Rex V. Campbell
and Janet E. Campbell

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Carol L. Connor
Notary Public for California
My commission expires 5-22-98

ESCROW NO. MT38139-LW

Return to:

RENOLD PASSIEN
891 HWY 66
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning on the Southwesterly line of Seventh Street at a point 50 feet Northwest of the most Easterly corner of Lot 1, Block 38 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon; thence Northwesterly along the Southwesterly line of Seventh Street, 65 feet; thence Southwesterly at right angles to Seventh Street, 81 feet; thence Southeasterly parallel to Seventh Street, 65 feet; thence Northeasterly at right angles to Seventh Street, 81 feet to the place of beginning, being a part of Lots 1 and 2 of Block 38 of the ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon.

SAVING AND EXCEPTING the Northwesterly 5 feet thereof heretofore conveyed to the City of Klamath Falls, a municipal corporation of the State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 20th day
of May A.D., 19 96 at 3:58 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 14660.

Bernetha G. Letsch, County Clerk

By 

FEE \$35.00