

20558

96 JUN 27 PM 3:41

WARRANTY DEED Vol. 196 Page 19227

MT38166-MS
TAMMY L. CAMPBELL, WHO ACQUIRED TITLE AS TAMMY L. STREETER
Grantor(s) hereby grant, bargain, sell and convey to:
KELLIE L. CARLSEN,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 125023, Klamath Falls, OR 97601-0154

Dated this 27th day of June, 1996

Tammy L. Campbell
TAMMY L. CAMPBELL

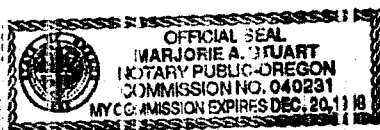
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 27 19 96
COUNTY OF Klamath

Personally appeared the above named

TAMMY L. CAMPBELL

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
Margaret A. Stuart
Notary Public for Oregon
My commission expires 12/20/98

ESCROW NO. MT38166-MS

Return to:

KELLIE L. CARLSEN

P.O. Box 125023

KLAMATH FALLS, OR 97601-0154

EXHIBIT "A"
LEGAL DESCRIPTION

19228

The East 90 feet of the West 130 feet (as measured along at right angles to the South line) of the following parcel:

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0 degrees 10' East along the Section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of the Southwesterly line of the Klamath Irrigation District Lateral A-3-F.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ /meriTitle _____ the 27th day
of June A.D., 1996 at 3:41 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 19227

FEE \$35.00

By Bernetha G. Letsch, County Clerk