

20640 MTC1396-715

WARRANTY DEED

Vol. M96 Page 19428

KNOW ALL MEN BY THESE PRESENTS, That TIMCOR FINANCIAL CORPORATION,

a California corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS A. CAMPBELL

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

A parcel of land situated in Section 31, Township 34 South, Range 7 East of the Wilamette Meridian, more particularly described as follows:

Parcel One (1) of Minor Partition Number 44-89 filed for Record on January 31, 1990 in Klamath County, Oregon.

Property commonly known as: 39555 Modoc Point Road, Chiloquin, OR 97624

APN: 3407-03100-01801

All tax statements should be sent to Grantee at the following address:

Thomas Campbell, 3333 Mendocino, Santa Rosa, CA 95403

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 24th day of June, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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 30.030.

TIMCOR FINANCIAL CORPORATION,
 a California corporation

By: H. J. Harris, Vice President

STATE OF OREGON, County of X) ss.

See attached This instrument was acknowledged before me on, 19.....
 California by, 19.....
 notary This instrument was acknowledged before me on, 19.....
 acknowledgment. by, 19.....
 as, 19.....
 of, 19.....

Notary Public for Oregon

My commission expires

TIMCOR FINANCIAL CORPORATION

11500 W. Olympic Blvd., #425

Los Angeles, CA 90064

Grantor's Name and Address

Thomas Campbell

3333 Mendocino

Santa Rosa, CA 95403

Grantor's Name and Address

After recording return to (Name, Address, Zip):

As requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of } ss.

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

Witness my hand and seal of County affixed.

NAME TITLE
 By, Deputy.

State of California
 County of Los Angeles
 On 6/25/96 before me, Julie Fulmer, Notary Public
 personally appeared H. J. Harris
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mortgage at 3:53 o'clock P.M., and duly recorded in Vol. M96 the 28th day of June A.D., 1996, on Page 19428.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

[Signature]