



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044726

AFTER RECORDING RETURN TO:  
 ANESTASIE M. CAMPBELL  
 3022 BARTLETT  
 KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

LORETTA G. MOORE, hereinafter called GRANTOR(S), convey(s) to  
 ANESTASIE M. CAMPBELL, hereinafter called GRANTEE(S), all that  
 real property situated in the County of Klamath, State of  
 Oregon, described as:

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

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$52,500.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 15TH day of July 1996.

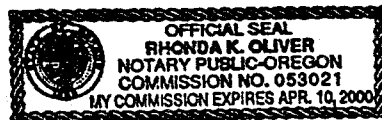
Loretta G. Moore  
 LORETTA G. MOORE

STATE OF OREGON, County of Klamath)ss.

On this 15TH day of July, 1996,

Personally appeared the above named LORETTA G. MOORE and  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

Before me: Rhonda K. Oliver  
 Notary Public for Oregon  
 My Commission Expires: April 10, 2000



All that portion of Tract 8 of the Resubdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS, located in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of a line parallel to a distant 125 feet Northeasterly at right angles from the center line of the Great Northern Railway Company right of way and in accordance with the duly authorized plat of said addition now on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, beginning at a point on the line between Tracts 8 and 9 of the Resubdivision of Tracts 25 to 32 inclusive, of Altamont Ranch Tracts, a platted subdivision in Klamath County, Oregon, which point of beginning is North 88 degrees 20' West a distance of 44.0 feet from the Southeast corner of said Tract 9; thence North 01 degrees 40' West a distance of 12.06 feet; thence North 88 degrees 46' West along an existing fence line to the Northeasterly right of way line of the Great Northern Railroad; thence South 47 degrees 57' East 10.0 feet, more or less, along said right of way line to the line between said Tracts 8 and 9; thence South 88 degrees 20' East along the line between said Tracts 8 and 9 to the point of beginning, being a portion of Tract 9 of the Resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts.

EXCEPTING from the above described premises, the following described portion thereof:

Beginning at the Northeast corner of Tract 8 of the Resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, a platted subdivision in Klamath County, Oregon; thence North 88 degrees 20' West along the line between Tracts 8 and 9 of said subdivision, a distance of 44.0 feet; thence South 1 degree 40' East 65.0 feet; thence South 26 degrees 45' East 94.35 feet, more or less, to a point on the East line of said Tract 8, which marks the Southwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 111 at Page 603; thence North 0 degrees 06' West along said East line of Tract 8, a distance of 148.19 feet, more or less, to the point of beginning, being a portion of Tract 8 of the Resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts.

CODE 41 MAP 3909-15BA TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day  
of July A.D., 19 96 at 10:59 o'clock A.M., and duly recorded in Vol. M96,  
of Deeds on Page 21588.

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$35.00