

21673

96 JUL 19 P2:25

WARRANTY DEED

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MTC 38300MS

HOWARD CARL CAMPBELL AND GRACE ELIZABETH CAMPBELL AS INITIAL CO-TRUSTEES OF THE HOWARD C. CAMPBELL AND BETTY GRACE CAMPBELL TRUST DATED APRIL 18, 1994, Grantor(s) hereby grant, bargain, sell and convey to: CHARLES D. GRAY and EDITH A. GRAY, husband and wife, 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:

LOT 6, BLOCK 5, TRACT 1016, KNOWN AS GREEN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ 120,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5532 MASON LANE, KLAMATH FALLS, OR 97603

Dated this 10th day of July, 1996

Howard Carl Campbell
HOWARD CARL CAMPBELL, CO-TRUSTEE

Grace Elizabeth Campbell
GRACE ELIZABETH CAMPBELL, CO-TRUSTEE

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on July 10, 1996

by Howard Carl Campbell & Grace Elizabeth Campbell
as Co-Trustees

of Howard C Campbell & Betty Grace Campbell Trust

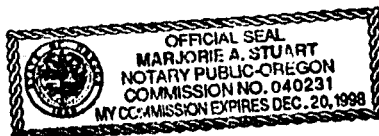
Marjorie A Stuart
Notary Public of Oregon

My commission expires 12/20/98

ESCROW NO. MT38300-MS

Return to:

CHARLES D. GRAY
5532 MASON LANE
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 19th day of July A.D., 19 96 at 2:25 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 21642.

Bernetha G Letsch, County Clerk

FEE \$30.00

By Shirley J. Stuart