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WARRANTY DEED

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SANDRA S. REGINATO,

Grantor(s) hereby grant, bargain, sell and convey to:

HOWARD AND BETTY CAMPBELL, TRUSTEES OF THE HOWARD C. AND BETTY G. CAMPBELL TRUST, AND DAVID LOUIS CAMPBELL, WITH RIGHTS OF SURVIVORSHIP,

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 2 IN BLOCK 3 OF TRACT 1126 - FIRST ADDITION TO FERNDAL, 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 \$ 93,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5730 Bartlett Klamath Falls, OR 97603

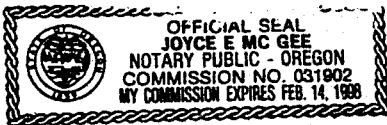
Dated this 11th day of July, 1996.

Sandra S. Reginato
SANDRA S. REGINATO

NOTARY ACKNOWLEDGEMENT

STATE OF OR ss. July 11 19 96
COUNTY OF Yamhill
Personally appeared the above named Sandra Reginato

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Joyce E. McGee
Notary Public for OR

My commission expires 2/14/98

(seal)

ESCROW NO. MT38337-MS

Return to:

HOWARD CAMPBELL, TRUSTEE

5730 Bartlett
Klamath Falls OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 19th day of July A.D., 19 96
at 2:25 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 21651

Bernetha G Letsch, County Clerk

By Cherry Shupert Deputy.

Fee, \$30.00