

96 SEP 24 P3:46



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045022

AFTER RECORDING RETURN TO:

DON R. CAMPBELL  
2368 BURNSIDE, STE. 105  
PORTLAND, OR 97210

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

RAY WEST, hereinafter called GRANTOR(S), convey(s) to DON R. 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 \$147,500.00.

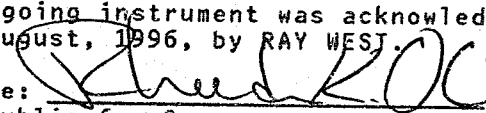
In construing this deed and where the context so requires, the singular includes the plural.

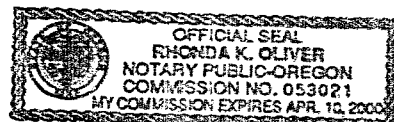
IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of August, 1996.

  
RAY WEST

STATE OF OREGON            )  
  ) ss.  
County of Klamath        )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 1996, by RAY WEST.

Before me:   
Notary Public for Oregon  
My Commission Expires: APRIL 10, 2000



## EXHIBIT "A"

Lots 11 thru 18, and Lots 20, 22 and 25 Block 1; Lots 12 thru 15 and Lots 18, 20 and 21 and Lots 25 thru 29 and Lots 33, 36 and 37, Lots 45 thru 47 inclusive, Block 2; Lot 7, Block 4, BLEY-WAS HEIGHTS, in the County of Klamath, State of Oregon.

Lots 1 thru 4, Lots 6 thru 8, Lots 30 and 31, Block 1; Lots 1 thru 4, Block 2; Lots 1, 6, 7, 10, 13 and Lots 20 thru 22 inclusive Block 5; Lots 2 thru 7 and Lot 9, Block 6; FIRST ADDITION TO BLEY- WAS HEIGHTS, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day  
of Sept. A.D., 1996 at 3:46 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 30292

FEE \$35.00

Bernetha G. Letsch

County Clerk

By Kathleen Ryan