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36555

MTC 41215  
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Fred C. Rathbone

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James W. 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:

Code 58, Map 3714-3 DB TL 400

more commonly known as lot 5, block 1, Bley Was Heights, Bly, Oregon 97622

(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 \$5000.00. 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.)

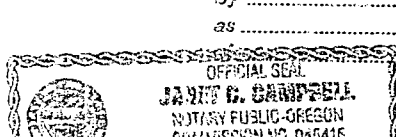
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of April, 1997; 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 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 30.300.

STATE OF OREGON, County of Multnomah ss. This instrument was acknowledged before me on April 18, 1997, by Fred C. Rathbone

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_



Janet C. Campbell  
Notary Public for Oregon  
My commission expires July 16, 1999

Fred C. Rathbone  
1470 SW Willowbrook Ct.  
Gresham, OR 97030  
Grantor's Name and Address  
James W. Campbell  
2229 NE Burnside #283  
Gresham, OR 97030  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
James W. Campbell  
2229 NE Burnside #283  
Gresham, OR 97030  
Until requested otherwise send all for statements to (Name, Address, Zip):  
James W. Campbell  
2229 NE Burnside #283  
Gresham, OR 97030

SPACE RESERVED FOR RECORDS'S USE  
Fee: \$30.00

STATE OF OREGON, County of Klamath } ss.  
I certify that the within instrument was received for record on the 23rd day of April, 1997, at 3:14 o'clock P.M., and recorded in book/reel/volume No. M97 on page 12407 and/or as fee/title/instrument/microfilm/reception No. 36555, Record of Deeds of said County.  
Witness my hand and seal of County affixed.  
Bernetha G. Letsch, Co. Clerk  
By Kathleen Rios, Deputy.