



44625

Vol. 1997 Page 29028

K-51233-D

STATUTORY WARRANTY DEED

CHARLES KELLY CAMPBELL AND RAE ANN CAMPBELL, Grantor,
conveys and warrants to CRAIG E. SMITH AND GWEN M. SMITH, HUSBAND AND WIFE, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT A ATTACHED

SEP -4 P3:01

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 149,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4 day of Sept. 19 97

Charles Kelly Campbell
CHARLES KELLY CAMPBELL

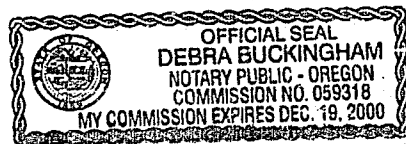
Rae Ann Campbell
RAE ANN CAMPBELL

STATE OF OREGON } ss.
County of KLAMATH

BE IT REMEMBERED, That on this 4th day of September, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHARLES KELLY CAMPBELL AND RAE ANN CAMPBELL

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debora Buckingham Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-51233
Escrow No. K51233D

After recording return to:

CRAIG E. SMITH
1195 EAGLE COURT
KLAMATH FALLS, OR 97601
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

CRAIG E. SMITH
1195 EAGLE COURT
KLAMATH FALLS, OR 97601
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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Exhibit A

Lot 9, Block 6 of Lynnewood First Addition. According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Saving and excepting the following described parcel more particularly described as follows:

Beginning at the front Lot Corner common to said Lots 9 and 10; thence N. $89^{\circ}31'05''$ E, along the line common to said Lots 9 and 10, 45.97 feet, more or less, to a point from which the back Lot corner common to said Lots 9 and 10 bears N. $89^{\circ}31'05''$ E. 58.67 feet; thence N. $61^{\circ}25'50''$ E. 24.16 feet; thence N. $89^{\circ}01'00''$ W. 27.27 feet to a point on the front lot line of said Lot 9; thence along the arc of a curve to the right (radius point bears S. $72^{\circ}17'42''$ W. 50.00 feet and central angle equals $17^{\circ}13'23''$) 15.03 feet to the point of beginning.

Together with A tract of land being a portion of Lot 10, Block 6 of Tract 1140 - Lynnewood First Addition, more particularly described as follows:

Beginning at the back

lot corner common to said Lots 9 and 10; thence S. $89^{\circ}31'05''$ W., along the line common to said Lots 9 and 10, 58.67 feet; thence S. $61^{\circ}25'50''$ E. 64.25 feet to a point on the back lot line of said Lot 10; thence N. $04^{\circ}06'18''$ E. 31.30 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day
of Sept. A.D., 19 97 at 3:01 o'clock P. M., and duly recorded in Vol. 1997,
of Deeds on Page 29028.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Ross