

64229

NTC 45391-119
WARRANTY DEED

Vol 1798 Page 29356

58 AUG 10 P3:37

CHARLES K. CAMPBELL and RAE ANN CAMPBELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARTIN JAY HICKS AND DARLENE F. HICKS, 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 32 of GRACE PARK, 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 promises 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: PO BOX 93 MERRILL OR 97633

Dated this 31st day of July, 1998.

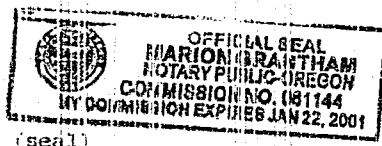
Charles K. Campbell
CHARLES K. CAMPBELL

Rae Ann Campbell
RAE ANN CAMPBELL

STATE OF Oregon SS. July 31 1998
COUNTY OF Klamath

Personally appeared the above named Charles K.
Campbell and Rae Ann Campbell

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45391-M3

Return to:

MARTIN JAY HICKS
PO BOX 93
MERRILL OR 97633

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 10th day of August A.D., 1998
at 5:27 o'clock P. M. and duly recorded
in Vol. X98 of Deeds Page 29356

Fernanda G. Letsch, County Clerk

By Raymond Roer
Fee, \$10.00 Deputy