

64230

MTC 45390-MG
WARRANTY DEED

'98 AUG 10 P3:37

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MARTIN J. HICKS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHARLES KELLY CAMPBELL and RAE ANN CAMPBELL, as tenants by the entirety,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 215,000.00.

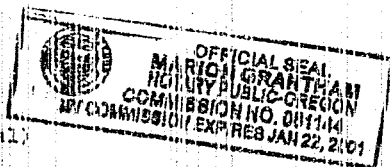
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 339 MERRILL OR 97633

Dated this 31 day of July, 1998

Martin J. Hicks
MARTIN J. HICKS

STATE OF Oregon ss. July 31 19 98
COUNTY OF Klamath
Personally appeared the above named Martin J. Hicks

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

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

ESCROW NO. MT45390-MG

Return to:

CHARLES KELLY CAMPBELL
PO BOX 339
MERRILL OR 97633

29358

EXHIBIT 'A'
LEGAL DESCRIPTION

That portion of the NW1/4 NE1/4 lying Northeastly of a direct line running from the Northwest corner to the Southeast corner thereof, Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the NW1/4 NE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass capped monument marking the North quarter corner of said Section 33; thence South 89 degrees 57' 48" East, along the North line of said Section 33, 547.83 feet; thence South 44 degrees 54' 52" East 1,097.27 feet to a point on the East line of said NW1/4 NE1/4; thence South 00 degrees 03' 35" West 548.60 feet to a 5/8 inch iron pin marking the Southeast corner of said NW1/4 NE1/4; thence North 44 degrees 54' 52" West 1,872.45 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Anerit title the 10th day
of August A.D., 19 98 at 3:37 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 29357

FEE \$35.00

By Emetia G. Letsch County Clerk
Kathleen Ross