

98 OCT -9 P3:19

WARRANTY DEED

Vol 197 Page 37250

LEO D. CAMPBELL and MARJORIE H. CAMPBELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARY M. WEISSINGER,

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 8 in Block 16, TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE,
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:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 \$ 115,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3821 LAMARADA WAY, KLAMATH FALLS, OR 97603

Dated this 8 day of October, 1998

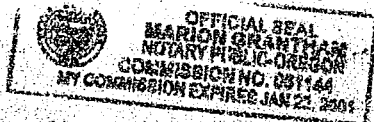
Leo D. Campbell
LEO D. CAMPBELL

Marjorie H. Campbell
MARJORIE H. CAMPBELL

STATE OF Oregon ss. October 8 19 98
COUNTY OF Klamath

Personally appeared the above named Leo D. Campbell
and Marjorie H. Campbell

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me,
Marion Grantham
Notary Public for Oregon
My commission expires 1/21/01

RECORD NO. MT46177-M3

Return to:

MARY M. WEISSINGER
3821 LAMARADA WAY
KLAMATH FALLS, OR 97603

1. Taxes for the fiscal year 1998-1999, a lien not yet due and payable. Account No: 3908-012CA-01200 Pay No: 563250 Code No: 041
2. Unpaid taxes, if any. Tax information is currently unavailable due to maintenance on the County Assessor's computer. A supplemental will follow reflecting the status of said taxes.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Sunset Village Lighting District.
6. Reservations and easements as contained in plat dedication, to wit: "Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provided ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. Subject to an 8 foot utility easement over East lot line as shown on dedicated plat.
8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof. Recorded: March 25, 1975 Volume: M75, page 3318, Microfilm Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: 39.

Filed for record at request of Amerititle the 9th day
of October A.D. 19 98 at 3:19 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 37250

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross