

99 MAY 10 AM 11:47

MTC 47773-MS
WARRANTY DEED

Vol M99 Page 17793

BILL J. MC PHETRIDGE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

FRANCISCO J. CAMPOS, JR.,

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 35 IN BLOCK 3 OF TRACT 1064, FIRST ADDITION TO GATEWOOD, 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 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 \$ 79,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5311 GATEWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 6th day of May, 1999

Bill J. McPhetridge
BILL J. MC PHETRIDGE

STATE OF OREGON,

County of Crook

ss.

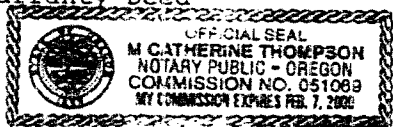
FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 6th day of May, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Bill J. McPhetridge

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

*Warranty Deed

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



M. Catherine Thompson
Notary Public for Oregon.
My Commission expires 02/07/00

ESCROW NO. M 47773-MS

Return to:

FRANCISCO J. CAMPOS, JR.
c/o 5443 GLENWOOD
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 5/10/99 at 11:47 AM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 30 -

Linda Smith