

CHRISTINE A. CAMPBELL,

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

BRIAN A. WIGEN and CINDY A. WIGEN, 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:

THE SOUTHWESTERLY 28 FEET OF LOT 30 AND ALL OF LOT 31, EXCEPT THE SOUTHWESTERLY 20 FEET THEREOF IN THE WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 438 FULTON STREET, KLAMATH FALLS, OR 97601

Dated this 27 day of May, 1999

Christine A. Campbell
CHRISTINE A. CAMPBELL

STATE OF Oregon SS. May 27 19 99
COUNTY OF Klamath
Personally appeared the above named Christine A. Campbell

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Lisa Leggett-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT47791-MS

Return to:

BRIAN A. WIGEN
438 FULTON STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 6/02/99, at 3:43 p.m.
In Vol. M99 Page 21835
Linda Smith, County Clerk
Fee \$ 80.50

Linda Smith