

1999 JUN 25 PM 3:36

MT48057-MS  
WARRANTY DEED

Vol M99 Page 25349

DOUGLAS C. FURLOW and ANN FURLOW, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JOE D. CAMPBELL,

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 \$ 61,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3135 DERBY STREET, KLAMATH FALLS, OR 97603

Dated this 24th day of June, 19 99

Douglas C. Furlow  
DOUGLAS C. FURLOW

BY: Ann Furlow HIS ATTORNEY IN FAC  
ANN FURLOW

Ann Furlow  
ANN FURLOW

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on June 24, 19 99

by Ann Furlow, individually and

as attorney in fact

of Douglas C. Furlow

[Signature]  
Notary Public of Oregon

My commission expires 12-20-02



ESCROW NO. MT48057-MS

Return to:

JOE D. CAMPBELL  
3135 DERBY STREET  
KLAMATH FALLS, OR 97603

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EXHIBIT "A"  
LEGAL DESCRIPTION

25350

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the 40 line a distance of 780.0 feet and North 1 degree 02' West a distance of 426.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North 89 degrees 41' 13" East a distance of 216.7 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S. Drain Ditch; thence North 04 degrees 20' 47" West 170.41 feet to the true point of beginning; thence continuing North 04 degrees 20' 47" West 21.02 feet to a point; thence North 30 degrees 36' 47" West 103.10 feet to a point; thence South 89 degrees 41' 13" West 154.90 feet; thence South 01 degrees 03' 56" East 110 feet to a point; thence North 89 degrees 41' 13" East 206.95 feet to the point of beginning, with bearings based on Minor Partition No. 81-6.

State of Oregon, County of Klamath  
Recorded 6/25/99, at 3:36 p. m.  
in Vol. M99 Page 25349  
Linda Smith,  
County Clerk Fee \$ 35- KR