

MTC 48334-LW  
WARRANTY DEED

Vol. M99 Page 25888

MICHAEL B. CAMPBELL and BONNIE K. CAMPBELL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
J. REYES RAMOS AND MARTHA RAMOS, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUEJECT 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2009 FARGO ST. KLAMATH FALLS, OR 97601

Dated this 16<sup>th</sup> day of June, 1999

Michael B. Campbell  
MICHAEL B. CAMPBELL

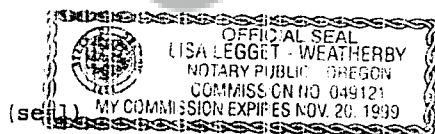
Bonnie K. Campbell  
BONNIE K. CAMPBELL

STATE OF Oregon SS. June 16<sup>th</sup> 19 99  
COUNTY OF Klamath

Personally appeared the above named Michael B. Campbell  
and Bonnie K. Campbell

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



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

ESCROW NO. MT48334-LW

Return to:

J. REYES RAMOS  
2009 FARGO ST.  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

Lot 5, LAKE RIDGE PARK, Tract 1291, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an appurtenant 30 foot access and utility easement dated November 1, 1993 and recorded November 4, 1993 in Volume M93 at page 29109, Microfilm Records of Klamath County, Oregon.

**PARCEL 2**

Lot 27 in Block 10 of BUENA VISTA 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.

State of Oregon, County of Klamath  
Recorded 6/29/99, at 3:31 p. m.

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Linda Smith,  
County Clerk

Fees 35 - KL