

cc: FWD

28351

After recording return to (Name, Address, Zip)

Christine A. Campbell
405 Cedar Street
Klamath Falls, OR 97601

Vol M99 Page _____

1999 JUL 15 PM 12: 57

Until requested otherwise send all tax statements to

Same as above

K54079B

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that EDUARDO OLMEDO and ROSE M. BERNALDO, an estate in fee simple as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Christine A. Campbell, an estate in fee simple

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

The Westerly 100 feet of Lot 13 in Block 8, Hillside 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.

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 120,000.00

^However, the actual consideration consists of or includes other property or value given or promised which is (the whole) ~~(part of the)~~ consideration (indicate which). ^ (The sentence between the symbols ^, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of JUNE, 1999; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

28352

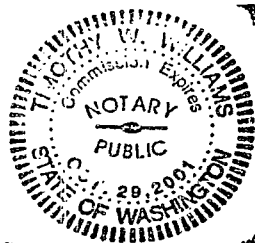
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Eduardo Olmedo
EDUARDO OLMEDO

Rose M. Bernaldo
ROSE M. BERNALDO

STATE OF Washington)
COUNTY OF King) ss.

This instrument was acknowledged before me on 6/15, 19 99,
by EDUARDO OLMEDO and ROSE M. BERNALDO.



Timothy W. Williams
NOTARY PUBLIC

Print Name Timothy W. Williams
My Commission expires Oct. 29, 2001

State of Oregon, County of Klamath
Recorded 7/15/99, at 12:51 p.m.
In Vol. M99 Page 28351
Linda Smith,
County Clerk Fees 35 NA