

# WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

CLIVE W. CAMPBELL

CAROL L. CAMPBELL

PO BOX 203

CRESCENT OR 97733 1999 JUL 19 AM 11:23

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MAIL TAX STATEMENTS TO:

SAME AS ABOVE

ORDER NO.: 991400084

K54142

## STATUTORY WARRANTY DEED

JOHN STEPHEN WARD AND TERESA LYNN WARD, HUSBAND AND WIFE

GRANTOR, conveys and warrants to

CLIVE W. CAMPBELL AND CAROL L. CAMPBELL, HUSBAND AND WIFE

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in Other Counties County, Oregon, to wit:

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

This property is free from encumbrances, EXCEPT:

SEE "EXCEPTIONS" ATTACHED HERETO AND MADE A PART HEREOF.

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 consideration for this conveyance is \$26,000.00

(Here comply with the requirements of ORS 93.030)

Tax ID #: 2408-36DC-2900

Serial #: 150428

Dated: July 15, 1999

John Stephen Ward  
JOHN STEPHEN WARD

Teresa Lynn Ward  
TERESA LYNN WARD

STATE OF OREGON

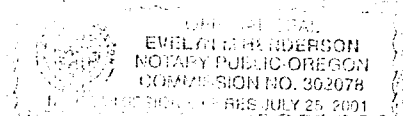
}  
} ss.

COUNTY OF DESCHUTES

}

This instrument was acknowledged before me on July 15, 1999

by JOHN STEPHEN WARD AND TERESA LYNN WARD



Evelyn E. Anderson  
Notary Public in and for the State of OREGON  
My commission expires: \_\_\_\_\_

28635

EXHIBIT "A"

Lot 2, Block 1, Riddle Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Access restrictions, including the terms and provisions thereof, contained in deed from Ora F. Blay, widower, to The State of Oregon, by and through its State Highway Commission, dated December 13, 1951, recorded December 15, 1951, in Deed Volume 251 page 535, records of Klamath County, Oregon.
2. Reservations and restrictions contained in the dedication of Riddle Acres, as follows: "...subject to the following conditions: (1) a 16 foot utility easement along the Easterly side of Lot 5, Block 1. (2) a one-foot street plug at the West end of Riddle Road which is donated to Klamath County."
3. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.

State of Oregon, County of Klamath  
Recorded 7/19/99, at 11:23 a. m.  
In Vol. M99 Page 28634  
**Linda Smith,**  
County Clerk      Fee \$ 35 *KR*