

200 OCT 18 PM 3:23

mtc S2223 -ms
WARRANTY DEED

Vol M00 Page 38040

ROBERT D. JAMES,

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

DORIS G. 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
3909-011AC-03300-000 549302

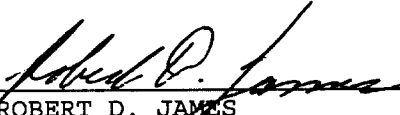
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsöever, 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 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5332 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 13th day of October, 2000.


ROBERT D. JAMES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 13, 2000 by
ROBERT D. JAMES.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52223-MS

Return to:

DORIS G. CAMPBELL
5332 HARLAN DRIVE
KLAMATH FALLS, OR 97603

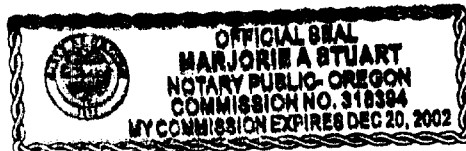


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of TRACT 48 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northeasterly boundary of TRACT 48 of HOMEDALE, from which the most Northerly corner of the said Tract 48 bears North 43 degrees 30' West 181.5 feet distant, and running thence South 46 degrees 30' West parallel with the Northwesternly boundary of the said Tract 48, 300 feet, more or less, to a point in the Southwesterly boundary of the said Tract 48, and running thence South 43 degrees 30' East along the said Southwesterly boundary 72.6 feet; thence North 46 degrees 30' East, parallel with the said Northwesternly boundary 300 feet, more or less, to a point in the Northeasterly boundary; thence North 43 degrees 30' West along the said Northeasterly boundary 72.6 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 10/18/00, at 3:28 p. m.
In Vol. M00 Page 38046
Linda Smith,
County Clerk Fee\$ 26⁰⁰