

'01 APR 16 PM3:21

mtc S3452-TM
WARRANTY DEED

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HELEN MARIE CAMPBELL,

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

RICHARD W. CAPPS and JUDY M. CAPPS, 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:

LOT 10 IN BLOCK 54 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, OREGON.

3811-023B0-2200

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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 3,250.00.

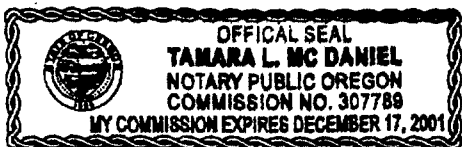
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8408 WHITEWATER DRIVE, BAKERSFIELD, CA 93312

Dated this 13 day of April, 2001.

Helen Marie Campbell
HELEN MARIE CAMPBELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 13, 2001 by HELEN MARIE CAMPBELL.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53452-TM

Return to:

RICHARD W. CAPPS
8408 WHITEWATER DRIVE
BAKERSFIELD, CA 93312

State of Oregon, County of Klamath
Recorded 04/16/01, at 3:21 p. m.
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Linda Smith,
County Clerk Fee\$ 21⁰⁰

21.00 M