

M06-11295

Klamath County, Oregon

06/02/2006 03:42:24 PM

Pages 3 Fee: \$31.00



After recording return to:
Shannon Lee Chedester and Misty
Rose Chedester
4917 Darwin Place
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Shannon Lee Chedester and Misty
Rose Chedester
4917 Darwin Place
Klamath Falls, OR 97603

File No.: 7021-820507 (DMC)

Date: May 31, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Adam M. Campbell and Jamie M. Campbell, husband and wife, Grantor, conveys and warrants to **Shannon Lee Chedester and Misty Rose Chedester as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8 in Block 4, TRACT 1028, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$172,500.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

31-F

APN: 578039

Statutory Warranty Deed
- continued

File No.: 7021-820507 (DMC)
Date: 05/31/2006

Dated this 2 day of June, 2006.

[Signature]
Adam M. Campbell

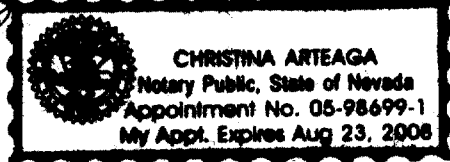
[Signature]
Jamie M. Campbell

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 2 day of June, 2006
by Adam M. Campbell and Jamie M. Campbell.



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09

Dated this 1st day of June, 20 06.Adam M. CampbellJamie M. Campbell
Jamie M. CampbellSTATE OF Nevada)
County of Clark) ss.This instrument was acknowledged before me on this 1st day of June, 20 06
by Adam M. Campbell and Jamie M. Campbell.Christina Arteaga
Notary Public for
My commission expires: 8/23/08