

MTC 79385-KR



THIS SPACE RESERVE

2007-015714

Klamath County, Oregon



09/06/2007 11:53:59 AM

Fee: \$26.00

After recording return to:

Tamera K. Campbell

P.O. Box N

Klamath Falls, OR 97601

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

Tamera K. Campbell

P.O. Box N

Klamath Falls, OR 97601

Escrow No. MT79385-KR

Title No. 0079385

SWD

STATUTORY WARRANTY DEED

A.F.A., Inc., an Oregon corporation and Scott Springer, as tenants in common, as to Parcel 1;
A.F.A., Inc., an Oregon Corporation, as to Parcels 2 and 3; Scott Springer as to Parcel 4, Grantor(s)
hereby convey and warrant to **Tamera K. Campbell, a single person**, Grantee(s) the following described real property
in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$450,000.00**.

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.

Dated this 8th day of June, 2007.

A.F.A., Inc., an Oregon corporation

BY:

Scott Springer
Scott Springer, President

Scott Springer

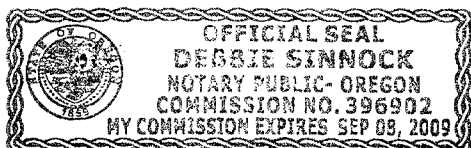
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6-8, 2007 by Scott Springer for himself personally and as President of A. F. A., Inc., an Oregon corporation.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1.

Government Lot 30, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2.

Lot 15, of MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3.

Lots 17 and 18 of MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4.

Lot 16 of MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.