



THIS SPACE RE

2008-009069
Klamath County, Oregon



06/20/2008 11:28:30 AM

Fee: \$26.00

After recording return to:

JOHN R. WALKER

P. O. Box G

Merrill, OR 97633

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

JOHN R. WALKER

P. O. Box G

Merrill, OR 97633

Escrow No. MT82209-DS

Title No. 0082209

SWD

STATUTORY WARRANTY DEED

CHARLES KELLY CAMPBELL and RAE ANN CAMPBELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to JOHN R. WALKER and BRENDA L. WALKER, as tenants by the entirety, 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:

That portion of the NW1/4 NE1/4 lying Northeasterly of a direct line running from the Northwest corner to the Southeast corner thereof, Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the NW1/4 NE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass capped monument marking the North quarter corner of said Section 33; thence South 89° 57' 48" East, along the North line of said Section 33, 547.88 feet; thence South 44° 54' 52" East 1,097.27 feet to a point on the East line of said NW1/4 NE1/4; thence South 00° 03' 35" West 548.60 feet to a 5/8 inch iron pin marking the Southeast corner of said NW1/4 NE1/4; thence North 44° 54' 52" West 1,872.45 feet to the point of beginning.

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:

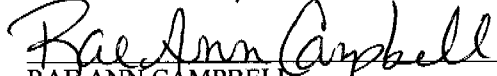
The true and actual consideration for this conveyance is **\$404,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

26 ATT

Dated this 30 day of May, 2008.


CHARLES KELLY CAMPBELL


RAE ANN CAMPBELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-30, 2008 by CHARLES KELLY CAMPBELL and RAE ANN CAMPBELL.


(Notary Public for Oregon)

My commission expires 9-8-09

