

2008-009769

Klamath County, Oregon



00049332200800097690010019

07/07/2008 03:15:21 PM

Fee: \$21.00

After Recording Return to:

CLIFFORD R. WATSON and
SANDRA L. WATSON

1259 C. HOCKTODT ST.
CHILQUIN, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

CLIFFORD R. WATSON and
SANDRA L. WATSON

Same as Above

WARRANTY DEED
(INDIVIDUAL)

ATE 65894 PC

MICKEY J. CAMPBELL and CAROLYN J. CAMPBELL, herein called grantor, convey(s) to CLIFFORD R. WATSON and SANDRA L. WATSON, husband and wife, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The West 320 feet of the North 326 feet of the N 1/2 of the NW 1/4 of Section 34, Township 34 South, Range 7 East of the WILLAMETTE MERIDIAN, Klamath County Oregon.

CODE: 118 MAP: 3407-034B0 TL: 02100 KEY: 197806

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$152,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated June 27, 2008.

Mickey J. Campbell
MICKEY J. CAMPBELL

Carolyn J. Campbell
CAROLYN J. CAMPBELL

STATE OF CALIFORNIA, County of FRESNO) ss.

On JUNE 30, 2008 /~~1008~~/ personally appeared the above named MICKEY J. CAMPBELL and CAROLYN J. CAMPBELL and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00065894

Before me: [Signature]
Notary Public for California
My commission expires:

Official Seal

