

63101

WARRANTY DEED

MTC-110434-K

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KNOW ALL MEN BY THESE PRESENTS, That **ROGUE INVESTMENTS, INC.**, an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DAVID KAMPFEN and CLARA KAMPFEN**, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

Lot 1 and the Northernly 5 feet of Lot 2 in Block 7 of RIVERSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above and those apparent upon the land, if any, as of the date of this deed

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **49,500.00**

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **5th** day of **May**, 19 **86**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

By: **Frank A. Canape**, President, ROGUE INVESTMENTS, INC., an Oregon corporation

By: **C. W. Booth**, Treasurer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of _____ } ss.
_____, 19 ____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of **Klamath**
May **5**, 19 **86**

Personally appeared **Frank A. Canape**

C. W. Booth

each for himself and not one for the other, did say that the former is the president and that the latter is the Treasurer of

ROGUE INVESTMENTS, INC.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: **11/16/87**

Rogue Investments, Inc., an Oregon corporation
P.O. Box 821
Medford, OR 97501
GRANTOR'S NAME AND ADDRESS

David Kampfen and Clara Kampfen
250 Lakeport Blvd.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of **Klamath** } ss.

I certify that the within instrument was received for record on the 27th day of **June**, 19 **86**, at **4:06 o'clock PM.**, and recorded in book **1186** on page **11317** or as file, reel number **63101**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By **Pam Smith**, Recording Officer
Deputy

Fee: \$10.00