

46618

WARRANTY DEED

WTC# 27747 KR

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KNOW ALL MEN BY THESE PRESENTS, That

DAVID E. KAMPFEN and CLARA L. KAMPFEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CHRISTOPHER A. NEWTON

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 19 in Block 44, CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Delinquent for real property taxes for the fiscal years 1987-1988, 1988-1989, 1989-1990, 1990-1991, and 1991-1992 in the amount of \$4,080.84, plus interest and foreclosure costs, if any. The Grantee named herein has agreed to assume and pay in full.

"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 and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that 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 \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 17th day of June, 19 92; 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.

David E. Kampfen
DAVID E. KAMPFEN
Clara L. Kampfen
CLARA L. KAMPFEN

STATE OF OREGON,)

County of Klamath) ss.June 17, 19 92.

Personally appeared the above named _____
DAVID E. KAMPFEN
CLARA L. KAMPFEN

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

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

DAVID E. KAMPFEN and CLARA L. KAMPFEN
250 LAKEPORT BLVD.

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

CHRISTOPHER A. NEWTON

3629 INDEPENDENCE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

CHRISTOPHER A. NEWTON

3629 INDEPENDENCE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

CHRISTOPHER A. NEWTON

3629 INDEPENDENCE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was

received for record on the 24thday of June, 19 92,at 2:12 o'clock P M., and recorded inbook M92 on page 13834 or asfile/reel number 46618.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas Mendenhall Deputy

Fee \$30.00