

MTC39707KA

DAVID F. KRAUSE and KATHERINE A. KRAUSE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:  
 CHARLES M. KARNS and KATHERINE M. KARNS, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 33 in Block 1, Tract No. 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
 and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7019 VERDA VISTA PLACE, KLAMATH FALLS, OR 97603

Dated this 30 day of October, 1996

David Krause  
 DAVID F. KRAUSE

Katherine A. Krause  
 KATHERINE A. KRAUSE

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

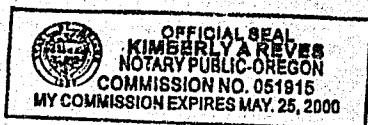
ss. October 30 19 96

COUNTY OF KLAMATH

Personally appeared the above named DAVID F. KRAUSE AND

KATHERINE A. KRAUSE

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves  
 Notary Public for Oregon

My commission expires 5/25/00

(seal)

ESCROW NO. MT39707-KA

Return to:

CHARLES M. KARNS  
 7019 VERDA VISTA PLACE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day  
 of November A.D., 19 96 at 11:32 o'clock A.M., and duly recorded in Vol. M96  
 of Deeds on Page 35352

FEE \$30.00

Bernetha G. Lottsch, County Clerk

By Kathleen Rosa

96 NOV -8 AM 1:32