

DAVID E. KAMPFEN and CLARA L. KAMPFEN, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to: NOLAN C. SOUTH and WILMA K. SOUTH, as tenants by the entirety, 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:

The West 40 feet of Lot 2 in Block 23, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

EXCEPTING THEREFROM the North 40 feet of the West 30 feet of Lot 2 in Block 23, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

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 \$ 49,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3320 Quarry Street Klamath Falls OR 97601

Dated this 6th day of March, 1997.

David E. Kampfen  
DAVID E. KAMPFEN

Clara L. Kampfen  
CLARA L. KAMPFEN

STATE OF Oregon

COUNTY OF Klamath

SS. March 6 19 97

Personally appeared the above named David E. Kampfen and Clara L. Kampfen

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT40465-KR

Return to:

NOLAN C. SOUTH  
3320 Quarry Street  
Klamath Falls OR 97601

DAVID E. KAMPLEN and CLARA L. KAMPLEN, as grantors in common, do hereby convey, sell and transfer to the grantee, as shown by the following description, all that certain lot or lots of land, together with the right and interest therein, as shown by the following description, to have and to hold unto the grantee, his heirs and assigns forever.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day of March A.D., 1997 at 3:20 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 7273

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kathleen Ross

Witness my hand and the seal of the County of Klamath, Oregon, this 12th day of March, 1997.

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