23

МТС 40465-КР) Vol.<u>M97</u> Page <u>7273</u> WARRANTY DEED

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

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. 6

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 \$

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3320 Quarry Street Klamath Falls OR 97606 day of March avid & Kampfu

CLARA L. KAMPFEN

STATE OF _	Oregon		<u> </u>			
COUNTY OF	Klamath			ss.	March 6	19 97
Personally	appeared	the	above	named	David E. Kampfen and	Clara L. Kampfe
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and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Notary Public for Oregon

My commission expires

ESCROW NO. MT40465-KR

Return to:

NOLAN C. SOUTH
3320 Quarry Street
Klamoth Falls OR 97401

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		of <u>De</u>	eds	0 0,000 .	P. M., and duly recorded in Vol. M97 on Page 7273
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