

MTC 40466 KR

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

Lot 1, Block 10, KLAMATH LAKE 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.

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:

SUBJECT TO: Trust Deed recorded July 9, 1976 in Volume M76, page 10403,
Microfilm Records of Klamath County, Oregon in favor of First National
Bank of Oregon now known as First Interstate Bank as Beneficiary.
AND a Trust Deed recorded September 9, 1987 in Volume M87, page 16419,
Microfilm Records of Klamath County, Oregon in favor of Leslie L. Hathorn
as Beneficiary. The above named Grantees hereby agree to assume and pay
in full BOTH of the Trust Deeds described herein.

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 250 Lakeport Blvd. Klamath Falls OR 97601

Dated this 6th day of March, 19 97

Nolan C. South
NOLAN C. SOUTH

Wilma K. South
WILMA K. SOUTH

STATE OF Oregon
COUNTY OF Klamath SS. March 6 19 97

Personally appeared the above named Nolan C. South and
Wilma K. South

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT40466-KR

Return to:

DAVID E. KAMPFEN

250 Lakeport Blvd.
Klamath Falls OR 97601

