

THOMAS E. HAMPTON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

REX D. BAUMGARDNER and BARBARA C. BAUMGARDNER, 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 751 in Block 117 of MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

97
DEC 22 P3:51

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 \$ 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 2234 APPLGATE KLAMATH FALLS, OR (7601

Dated this 19th day of DECEMBER, 19 97

Thomas E. Hampton
THOMAS E. HAMPTON

STATE OF OREGON

SS. DECEMBER 19th 19 97

COUNTY OF KLAMATH

Personally appeared the above named THOMAS E. HAMPTON

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT43397-MS

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

REX D. BAUMGARDNER
2234 APPLGATE
KLAMATH FALLS, OR 97601

Amerititle

on this 22nd day of December A.D., 1997
at 3:51 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 41550

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*

Fee, \$30.00

Deputy.