

2001 FEB -2 PM 3:30

mtc 52954-KR
WARRANTY DEED

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DAVID E. KAMPFEN
TRUSTEES OF THE KAMPFEN FAMILY TRUST DATED SEPT. 29, 1997,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DEAN PHILLIPS and JULIE PHILLIPS, 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.

437058

3809-019DB-04700-00

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 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 402 TORREY STREET, KLAMATH FALLS, OR 97601

Dated this 2nd day of February, 2001.

TRUSTEES OF THE KAMPFEN FAMILY TRUST
DATED SEPT. 29, 1997
BY: David E. Kampfen
DAVID E. KAMPFEN, TRUSTEE

BY: _____
~~CLARA KAMPFEN, TRUSTEE~~

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 2, 2001 by DAVID
E. KAMPFEN ~~AND JULIE PHILLIPS~~, Trustee of The Kampfen Family Trust dated
September 29, 1997



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT52954-KR

Return to:
DEAN PHILLIPS
402 TORREY STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 02/02/01, at 3:30 p.m.
In Vol. M01 Page 4430
Linda Smith,
County Clerk Fee \$ 21.00