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After recording return to:

DAVID R. TAMPLEN

4330 Lombard

OR-97603 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

DAVID R. TAMPLEN

4330 Lombard

OR-97603 Klamath Falls, OR 97603

Escrow No. MT58410-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 10/07/2002 3:08 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### WARRANTY DEED

VIRGIL F. NELSON and GLORIA ANN NELSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DAVID R. TAMPLEN and SANDRA S. TAMPLEN, 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 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

3909-012CC-04300-000

564749

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.

The true and actual consideration for this conveyance is \$ 149,900.00.

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.

Dated this 7 day of October, 2002.

Virgil F. Nelson  
VIRGIL F. NELSON  
Gloria Ann Nelson  
GLORIA ANN NELSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 7, 2002 by VIRGIL F. NELSON AND GLORIA ANN NELSON.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003

