

MICHAEL JAMES BILYEU and

LEE ANNE BILYEU, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by CHARLES W. SWITZLER and PATRICIA J. SWITZLER,  
husband and wife,

hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 8, THIRD ADDITION TO WINEMA GARDENS, Klamath County, Oregon.  
SUBJECT TO: 1. Reservations, restrictions, rights of way, easements, of record  
and those apparent on the land; 2. Taxes for 1973-74 are now due and payable;  
3. Regulations, including levies, liens, assessments, rights of way, and eas-  
ements of South Suburban Sanitary District; 4. Conditions and restrictions, but  
not admitting restrictions, if any, based on race, color, religion or national origin,  
imposed by instrument, including the terms thereof, recorded 9/28/1949 in Book  
234 at page 248, Deed Records, from Anna E. Simmers, widow of A. J. Simmers, to  
Herman L. Lofdahl and W. E. Lofdahl; 5. An easement, created by instrument,  
including the terms and provisions thereof, dated 5/23/1956, recorded 5/28/1956,  
in Book 283, at page 413, Deed Records, in favor of the California Oregon Power  
Company, a California corporation given by Dean J. Hall, a single man; 6. Res-  
ervations and restrictions contained in the dedication of Third Addition to  
Winema Gardens.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that

grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except  
as hereinabove stated,

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$26,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is  
part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 12 day of October, 1973.

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named MICHAEL JAMES BILYEU and LEE ANNE BILYEU,  
husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My Commission expires 6/1/77

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

MICHAEL JAMES BILYEU

LEE ANNE BILYEU

TO

CHARLES W. SWITZLER

PATRICIA J. SWITZLER

AFTER RECORDING RETURN TO

Mr. and Mrs. Charles W.  
Switzler  
2153 Gettles Street  
Klamath Falls, Oregon

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TY WHERE  
USED.)

## STATE OF OREGON

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
15 day of Oct., 1973,  
at 11:49 o'clock A.M., and recorded  
in book M-73 on page 13797 or as  
file number 82485, Record of  
Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk Title

By Hazel D. Magill Deputy

2:00