

2342

WARRANTY DEED

Vol. 75 Page 7171

A-25875

KNOW ALL MEN BY THESE PRESENTS, That GORDON W. SWAN and DORIS E. SWAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE E. BJORKLUND and JEAN L. BJORKLUND, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 9 of SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:-

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Enterprise Irrigation District.

(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. (OVER)
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 herein above stated

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 paid for this transfer, stated in terms of dollars, is \$ 38,650.00 .
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of June, 19 75;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Gordon W. Swan and Doris E. Swan
Doris E. Swan
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON, County of THURSTON ss.
County of Klamath
June 23, 19 75.

Personally appeared the above named GORDON W. SWAN and DORIS E. SWAN.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires MAY 1, 1977

Lee E. and Jean L. Bjorklund

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Lee Bjorklund
3938 Rio vista
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
State of Oregon Dept of Vet Affairs
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.
Personally appeared _____, 19 _____, and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By _____ Deputy

4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Easements, including the terms and provisions thereof, given by Martha Keller et al., to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972 in Volume M72 page 12926, and dated _____, 1972, recorded March 5, 1973 in Volume M73 page 2293, all Microfilm records of Klamath County, Oregon.
6. Reservations and restrictions contained in the dedication of Tract 1079, Sixth Addition to Sunset Village, as follows: "... Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation, and/or drainage ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25-foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. Declaration of Conditions and Restrictions of Sixth Addition to Sunset Village recorded June 29, 1973 in Volume M73 page 8283, Microfilm records of Klamath County, Oregon.
8. Mortgage, including the terms and provisions thereof, given by Gordon W. Swan and Doris E. Swan, husband and wife, to State of Oregon, dated August 26, 1974, recorded August 27, 1974 in Volume M74 page 10485, Microfilm records of Klamath County, Oregon, to secure the payment of \$28,500.00, which said mortgage Grantees expressly agree to assume and pay when the same becomes due and holding Grantor harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____ Klamath County Title Co

this 1st day of JULY _____ A. D. 1975 at 4:00 o'clock P. M., and
duly recorded in Vol. 75 of DEEDS on Page 7471

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Kazuko Inagaki