

KNOW ALL MEN BY THESE PRESENTS, That
EDWARD W. SWING and BARBARA J. SWING, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JERRY D. JAMES and JOAN R. JAMES, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23 in Block 5, TRACT NO. 1037 FIFTH 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. Statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Building set-back line 25' from street as shown on dedicated plat.
4. Public utilities easement along rear 8' as shown on dedicated plat.
5. Reservations and easements as contained in plat dedication.
6. Covenants, conditions and restrictions, but omitting restrictions, if any based on race,
color, religion or national origin, recorded June 13, 1972, Vol. M72, page 6318.
7. Mortgage, including the terms and provisions thereof, recorded March 31, 1975, Vol. M75,
page 3456, in favor of State of Oregon, represented and acting by the Director of
Veterans' Affairs - which the Grantees named herein assume and agree to pay.

(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 set forth above

and that
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 \$ 39,900.00

~~Whereas the actual consideration consists of and includes the property conveyed and premises which~~
~~the grantor has received from the grantee, the consideration (and the symbols) (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 4 day of March, 1976;
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)

Edward W. Swing

Barbara J. Swing

STATE OF OREGON,)
County of Klamath) ss.
March 4, 1976

STATE OF OREGON, County of) ss.
March 4, 1976

Personally appeared the above named
Edward W. Swing & Barbara J. Swing

Personally appeared _____ 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 _____

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me: *Paul M. Mc*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77

Before me:
Notary Public for Oregon
My commission expires:

SWING

GRANTOR'S NAME AND ADDRESS

JAMES

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jerry D. and Joan R. James
3608 Coronado
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
4th day of March, 1976,
at 2:10 o'clock P.M., and recorded
in book M.76 on page 3099 or as
file/reel number 10953
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By *Hazel May* Deputy
Recording Officer

Fee \$ 3.00