

KNOW ALL MEN BY THESE PRESENTS, That **WILLIAM O. SWANSON and CHARLOTTE ANN SWANSON Husband and Wife**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **FRANK J. FRITZ and CHARLENE Z. FRITZ 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 11 in Block 4 of TRACT 1000, SECOND ADDITION TO SUNSET VILLAGE according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Enterprise Irrigation District
2. South Suburban Sanitary District
3. Sunset Village Lighting District
4. Restrictions as set forth in the dedication of Second Addition to Sunset Village.
5. Conditions and restrictions recorded in Vol. M70 Page 2738.
6. Trust Deed including the terms and provisions thereof recorded July 30, 1971 in Vol M71 Page 8014, William O. Swanson and Charlotte Ann Swanson, Grantor, First Federal Savings and Loan\*\*

(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

**\*\*Association, Beneficiary, which grantee agrees and assumes to Pay.**

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 \$ 53,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of July, 1977; 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)

William O. Swanson  
Charlotte Ann Swanson

STATE OF OREGON, )  
County of Klamath ) ss.  
July 8th, 19 77

Personally appeared the above named  
**William O. Swanson and  
Charlotte Ann Swanson**  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:  
*[Signature]*  
Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of ) ss.  
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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

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Frank J. & Charlene Z. Fritz	
330 Cook Street	
Klamath Falls, Oregon	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
First Federal Savings	
540 Main Street	
Klamath Falls, Oregon	
NAME, ADDRESS, ZIP	

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 8 day of July, 1977, at 10:55 o'clock A.M., and recorded in book 77 on page 12057 or as file/reel number 32187, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Fee \$ 3.00 By *Wm. D. Milne* Recording Officer  
*Patricia A. Cullough* Deputy