

49194

6357-B  
WARRANTY DEED

Vol. 11441 Page 11441

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. HUBBARD and DENISE W. HUBBARD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD E. SWANSON and RUTH M. SWANSON, 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 14, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO that portion of vacated Peach Street adjacent thereto as described in Vacation, dated November 6, 1968, recorded November 6, 1969 in Volume M69, page 9356, Microfilm Records of Klamath County, Oregon.

## SUBJECT TO:

1. Right of Way, recorded November 1, 1956 in Volume 287, page 536, Deed Records of Klamath County, Oregon.
2. Reservations as contained in instrument recorded June 6, 1977 in Volume M77, page 9780, Microfilm Records of Klamath County, Oregon.
3. Reservations as contained in plat dedication.

(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 those as set forth above and those apparent upon the land

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 \$58,100.00

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 30th day of May, 1978; 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)

STATE OF OREGON,

County of Klamath

May 30, 1978

Personally appeared the above named

James M. Hubbard and Denise W. Hubbard

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

Before me,  
(OFFICIAL SEAL) *Blum*  
Notary Public for Oregon  
My commission expires: 6-16-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of May, 1978, at 4:05 o'clock P.M., and recorded in book M78 on page 11441 or as file/reel number 49194, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer  
By *Bernice A. Hild*, Deputy

Fee \$3.00