

KNOW ALL MEN BY THESE PRESENTS, That Mildred V. Schwartz

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James H. Schwartz
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 5, Block 2, TRACT 1091, LYNNWOOD, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for the fiscal year 1978-79, a lien, but not yet due and payable. City liens, if any, due to the City of Klamath Falls.

Recitals set forth on plat dedication.

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383, and amended by instruments recorded June 9, 1976 in Volume M-77, page 17035, all Microfilm Records of Klamath County, Oregon.

Slope easement recorded in Volume M70, page 10120, Microfilm Records of Klamath County, Oregon.
Sewer and water use charges, if any, due to City of Klamath Falls.

(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 stated above or on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed.

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 \$ 15,500.00

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 9th day of January, 1979, 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.

Mildred V. Schwartz
Mildred V. Schwartz

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
County of CLATSOP } ss.
JANUARY 9, 1979

STATE OF OREGON, County of _____) ss.
_____, 19____
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.

Personally appeared the above named Mildred V. Schwartz

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

Before me, Notary Public, State of Nevada
Notary Public for Oregon
My Commission Expires: Dec. 6, 1980

Notary Public for Oregon
My commission expires: _____



GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: NYC
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

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 _____ of Records of Deeds of said county. Witness my hand and seal of County affixed.
Recording Officer
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO: Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 1, 1976

Recorded: September 9, 1976

Volume M76, page 14158, Microfilm Records of Klamath County, Oregon.

Amount: \$8,100.00

Grantor: Mildred V. Schwartz, a married woman as her individual property

Trustee: B.J. Matzen, City Attorney

Beneficiary: City of Klamath Falls, a municipal corporation

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 25th day of January A. D. 1979 at 9:50 A. M., or

July recorded in Vol. M79, of Deeds on Page 2121

Wm. D. MILNE, County Clr

By *Remitha Shetch*

Fee \$6.00