

1-1-74

WARRANTY DEED

Vol. 1780 Page 6088



KNOW ALL MEN BY THESE PRESENTS. That John Swenson and Lorita Swenson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gene Clinton

, 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:

Beginning at the iron pin which marks the Northwest corner of Lot 51 of HOMECREST SUBDIVISION in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89°49' East along the North line of Lot 51 of HOMECREST a distance of 60 feet to an iron pin; thence South 0°11' East a distance of 120 feet to an iron pin; thence South 89°49' West a distance of 60 feet to an iron pin on the West line of Lot 51; thence North 0°11' West along the West line of Lot 51 a distance of 120 feet more or less to the point of beginning. Said Tract being a portion of Lot 51, Block H of HOMECREST.

Subject, however, to the following:

1. Assessments, if any, due to the City of Klamath Falls for water use. (For continuation of this document, see reverse side of this deed.)

(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 noted of record as of the date of this deed and 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 \$44,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols $\textcircled{}$, 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 31st day of March, 1980; 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)

X John Swenson
John Swenson

X Lorita Swenson
Lorita Swenson

STATE OF OREGON,)
County of Klamath) ss.
March 31st, 19 80

STATE OF OREGON, County of) ss.
March 31st, 19 80

Personally appeared the above named John Swenson and Lorita Swenson, husband and wife,

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

Before me: *Donald R. Hamilton*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3/30/81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEESLEY
540 MAIN

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

80 APR 1 PM 3 57

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. Reservations and restrictions as contained in plat dedication, to-wit: "Excepting and reserving the right to construct and operate ditches and pipe lines for irrigation, drainage and domestic water supply, light, power and telephone lines or conduits."
5. Subject to reservations, restrictions and easements as contained in Deed recorded in Volume 284, page 476, Deed Records of Klamath County, Oregon, to-wit:
- "Reserving, however, an easement for a pipe line with right of ingress and egress to lay, maintain and repair said pipe line, over, under and through the West 5 feet of the North 120 feet of Lot 51, HOMECREST."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 1st day of April A. D. 1980 at 3:57 o'clock P. M., and
 duly recorded in Vol. MSO, of Deeds on Page 6033

Wm D. MILNE, County Clerk

By Bernetha White

Fee \$7.00