

MTC 12742

WARRANTY DEED

Barker and
R.A. SB
PB AB

Gary L.

KNOW ALL MEN BY THESE PRESENTS, That SVEN T. SWANSON and RIA SWANSON, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by PAMELA M. BARKER, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

Lot 18 in Block 309, DARROW 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.

Subject to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in Deed recorded November 5, 1915 in Volume 45, page 185, Deed Records of Klamath County, Oregon, Klamath Corporation to Emmeline M. Johnson. (Affects Lots 8 through 21, inclusive, Block 309.)
3. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.
4. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
5. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon, for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

To Have and to Hold the above described and granted premises unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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 assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$22,500.00. 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.

'83 AUG 28 AM 11 40

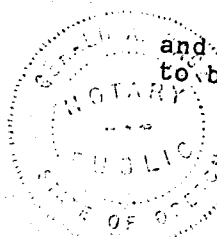
In Witness Whereof, the Grantors have executed this instrument this 25th day of AUGUST, 1983.

Sven T. Swanson
SVEN T. SWANSON

Ria Swanson
RIA SWANSON

STATE OF OREGON)
County of Klamath) ss.
AUGUST 25th, 1983.

Personally appeared the above named Sven T. Swanson and Ria Swanson and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:



Harold A. Page
NOTARY PUBLIC for Oregon
My Commission expires: 4/24/85

Grantor's name and address:

Sven T. Swanson
Ria Swanson

Grantee's name and address:
GARY L. BARKER
Pamela M. Barker

After recording return to:

Pamela M. Barker

KFFSL 540 MAIN

Mail tax statements to:

Pamela M. Barker

KFFSL
540 MAIN

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was received for record on the 26 day of August, 1983, at 11:40 o'clock A.M., and recorded in book/reel/volume No. M83 on page 14436 or as document/fee/file/ instrument/microfilm No. 27467 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name

Title

By Luc Davis

8.00 fee