

31163

TA-38-26923 Vol. 1183 Page 20584

WARRANTY DEED

PAUL H. TREMAINE and BARBARA A. TREMAINE, husband and wife, Grantors convey and warrant to L. A. SWETLAND, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 8, 9, and 10, Block 1, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$40,000.00, dated May 14, 1975, Recorded June 3, 1975 in Book M-75, page 6199, Mortgagor: Craft Printers, Inc., a corporation, Mortgagee: Alice Vitus, which said Mortgage, Grantors agree to assume and pay holding Grantee harmless therefrom;
3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$180,000.00, dated May 22, 1979, recorded June 4, 1979 in Book M-79, page 13004, Mortgagor: Craft Printers, Inc., Mortgagee: First National Bank of Oregon, Modification of Mortgage, recorded February 10, 1983, Book M-83, page 2202, which said Mortgage, Grantors agree to assume and pay holding Grantee harmless therefrom.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A Grantee should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration paid for this conveyance is \$150,000.00.

December 1, 1983

PAUL H. TREMAINE

BARBARA A. TREMAINE

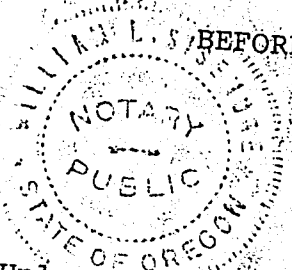
WARRANTY DEED, PAGE ONE.

20585

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named PAUL H. TREMAINE and BARBARA A. TREMAINE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



William L. Sene
NOTARY PUBLIC FOR OREGON
My Commission Expires: 08/28/1986

Unless a change is requested
all future tax statements shall
be sent to:

Dr. L. A. Swetland
1915 Del Moro Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Dr. L. A. Swetland
1915 Del Moro Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 1st day of Dec. A.D. 1983
at 3:38 o'clock P M, and duly
recorded in Vol. M83 of Deeds
age 20584

EVELYN BIEHN, County Clerk

By Pam Smith Deputy
Fee 8.00