

KNOW ALL MEN BY THESE PRESENTS, That EMMA M. DAVIS, as to an undivided one-third interest; JAMES G. GRIMES, as to an undivided one-third interest; GARY GRIMES as to an undivided one-sixth interest and KAREN BREITHAUP as to an undivided 1/6th interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L. A. SWETLAND AND CHERYL J. SWETLAND, 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 4 and the Southwest 15 feet of Lot 3, Block 40, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. '84 JUL 31 PM 4 09

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

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls.

MOUNTAIN TITLE COMPANY INC.

(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 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 \$ 175,000.00. However, the actual consideration consists of the value of the 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 March, 1984; 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)

KAREN BREITHAUP

EMMA M. DAVIS

JAMES G. GRIMES

GARY GRIMES

STATE OF OREGON, County of

STATE OF OREGON,

County of Jackson

March 30, 1984

Personally appeared

and who, being duly sworn,

Personally appeared the above named Gary Grimes and Karen Breithaupt

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

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

and that the seal allixed 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/5/84

Notary Public for Oregon

My commission expires:

Karen Breithaupt, Emma Davis, James G. Grimes and Gary Grimes

GRANTOR'S NAME AND ADDRESS

L. A. Swetland

1915 Del Mar Dr Klamath Falls, Or 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

State of CALIFORNIA

County of Alameda

On this the 31st day of MARCH, 1984, before me,

DINO A. PREFTOKIS

the undersigned Notary Public, personally appeared

KAREN BREITHAUPT

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) IS subscribed to the

within instrument, and acknowledged that She executed it.

WITNESS my hand and official seal.

Dino A. Preftokis
Notary's Signature

DINO A. PREFTOKIS

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

STATE OF OREGON,

County of Klamath

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 31st day of July, 1984,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named

Emma M. Davis and James G. Grimes

known to me to be the identical individual(s) described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, have hereunto set my hand and affixed
my official seal the day and year last above written.

Anda Stella
Notary Public for Oregon

My Commission expires 7/13/85

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 31 day of July A.D. 19 84
at 4:09 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 13002

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00