

43220

WARRANTY DEED

Vol. M84 Page 19325

KNOW ALL MEN BY THESE PRESENTS, That Patricia A. Switzler

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

Patricia A. Switzler

, 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: A

parcel of land situated in Section I, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point 624 feet North and 360 feet East of the Southwest corner of that parcel of land conveyed to Lin Christianson & Inga Christianson as recorded in Deed Volume 176 at page 589; thence East 330 feet more or less to the West right of way line of Ogden Street; thence North along said right of way 66 feet thence West 330 feet; thence South 66 feet to the point of beginning. Reservations as shown by deed from G. J. Simms, et al., to T. B. Waters dated September 21, 1938 and recorded September 24, 1938 in Book 117 at page 569, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin.

(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

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 \$ NONE.

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 ①, 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 15th day of November, 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.

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.

Patricia A. Switzler

STATE OF OREGON,

County of Klamath

November 15, 1984

Personally appeared the above named

Patricia A. Switzler

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-12-15

STATE OF OREGON, County of Klamath ss.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patricia A. Switzler

6258 Sage Way

Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of November, 1984, at 11:06 o'clock A.M., and recorded in book/reel/volume No. M84 on page 19325 or as fee/file/instrument/microfilm/reception No. 43220, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00