

1967/50

47357

KNOW ALL MEN BY THESE PRESENTS, That H.A. SWISEGOOD and MADELINE SWISEGOOD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAARTEN W. FONTYN and BLOSSOM C. FONTYN, husband and wife,

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 73 of FAIR ACRES SUBDIVISION NO. 1, EXCEPTING the following portion thereof: Beginning at the SW corner of Lot 73 FAIR ACRES SUBDIVISION NO. 1, running thence 38.1 feet North; thence S 78°51' E 195.8 feet along the Southerly right of way of the Enterprise Irrigation Canal; thence West along the South side of Lot 73 of Fair Acres Subdivision No. 1 193.4 feet to the point of beginning, ALSO EXCEPTING the following: Beginning at a point on the North line of Tract 73 of Fair Acres Subdivision No. 1 which point is 500 feet East of the NW corner of said tract; thence running South at right angles to North line of said tract a distance of 100 feet; thence East parallel to North line of said Tract 73 a distance of 100 feet; thence North at right angles to said North line a distance of 100 feet; thence West along said North line a distance of 100 feet to point of beginning being a portion of said Tract 73, AND, ALSO EXCEPTING that portion deeded to Klamath County by deed recorded December 5, 1963 in Deed Volume 349 at page 511 for the widening of Homedale Road.

(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 regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land; all future real property taxes and assessments-

grantor will warrant and forever defend the above granted 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 \$28,000.00. ~~Howe'er / the actual consideration consists of / or includes / other property / or value given by / or refused / which is part of the consideration (indicate which).~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 18th day of May 1972.

H.A. Swisegood

Madeline Swisegood

CALIFORNIA

STATE OF OREGON, County of Stanislaus ss.

Personally appeared the above named H.A. SWISEGOOD and MADELINE SWISEGOOD, husband and wife,

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



OFFICIAL SEAL
ILA CANNIZZARO
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
My Commission Expires Sept. 19, 1975

Before me: *Ilia Cannizzaro*
Notary Public for Oregon California
My commission expires 9-19-1975

NOTE—The sentence between the symbols () if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

H.A. Swisegood et ux

TO

Fontyn et ux

AFTER RECORDING RETURN TO

MR. & MRS. MAARTEN W. FONTYN
STAR ROUTE, Box 993
MODJESKA CANYON
ORANGE, CALIF.

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of April, 1985, at 3:42 o'clock P.M., and recorded in book M85 on page 4749. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk Title.

By *Pam Smith* Deputy.

Fee: \$5.00

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