

47712

MTC #14806-K

WARRANTY DEED

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KNOW, ALL MEN BY THESE PRESENTS, That EVERETT W. KENASTON and VIOLA E. KENASTON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY R. SWANSON, 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:

The East 120 feet of Lot 23 in Block 2 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 shown on the reverse of this deed and those of record and 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 \$ 10,000.00.

However, the actual consideration consists of or includes other 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 12th day of April, 1985; 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)

Everett W. Kenaston

Everett W. Kenaston

Viola E. Kenaston

Viola E. Kenaston

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of

ss.

19

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:

Personally appeared the above named
Everett W. Kenaston and Viola E. Kenaston

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

Notary Public for Oregon
My commission expires: 8/16/88

Everett W. Kenaston & Viola E. Kenaston

GRANTOR'S NAME AND ADDRESS

Gary R. Swanson
2616 Altamont Dr.
Klamath Falls, OR 97601

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

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

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. Reservations in Deed from A. L. Wishard et al to N. C. Burgess, dated July 7, 1926, recorded July 7, 1926 in Volume 73, page 84, Deed Records of Klamath County, Oregon, as follows:

"The right to enter upon and construct irrigation ditches, pipe lines or flumes for diversion of irrigation water along the property lines of the above described property is hereby reserved."

"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."

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 12th day of April A.D. 19 85
 at 10:53 o'clock A M, and duly
 recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 9.00