

ATC-b-28963

51436

WARRANTY DEED

Vol. 1185 Page 11763

KNOW ALL MEN BY THESE PRESENTS, That DANNY RAY ALESHIRE and JODY ANNE ALESHIRE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE ESTATE OF DARRELL LEE SWAIM, 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:

See Attached Exhibit "A"

(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

See Attached Exhibit "A"

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 \$ 50,000.00
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 22 day of July, 19 85;
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.

Danny Ray Aleshire
Jody Anne Aleshire

STATE OF OREGON,
County of Washington } ss.
July 22, 19 85

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named
Danny Ray Aleshire and
Jody Anne Aleshire
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 _____

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 05/15/87

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs. Darrell L. Swaim
6235 Maryland
Klamath Falls, Oregon 97603

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

M. & Mrs. Darrell L. Swaim
6235 Maryland
Klamath Falls, Oregon 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____ Deputy

25 JUL 25 PM 3 49

EXHIBIT "A"

11770

All that portion of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 89°06' East a distance of 30 feet and South 0°54' East along right of way line of Patterson Street a distance of 800 feet from the iron pin which marks the Northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; thence North 89°06' East 210 feet to the true point of beginning; thence continuing North 89°06' East 105 feet to a point; thence South 0°54' East, 200 feet to the North line of that certain parcel of land deeded to Klamath County in Volume 272 on page 551 of deed records; thence South 89°06' West along said North line a distance of 105 feet to a point; thence North 0°54' West 200 feet to the true point of beginning.

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page: 8062.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Company
on this 25th day of July A.D., 19 85
at 3:49 o'clock P M. and duly recorded
in Vol. M85 of Deeds Page 11769
By Evelyn Biehn, County Clerk
Fee, \$9.00 Deputy, Pam Smith