

KNOW ALL MEN BY THESE PRESENTS, That TERRY F. LINKER and BETTY L. LINKER, husband and wife

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

JEFFREY C. SWAB and DIANE SWAB, 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 3 in Block 17 of TRACT 1112 - EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Covenants, restrictions, and easements, if any, of record and Mortgage, including the terms and provisions thereof given to secure an indebtedness with interest thereon and such future advances as may be provided therein recorded February 21, 1980, in Volume M80, page 3476, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, as Mortgagor.

The Grantees named above agree to assume and pay in full the above described Mortgage.

MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 all those of record 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 \$63,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (under ORS 93.030, 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 5th day of November, 1986; 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)

TERRY F. LINKER

BETTY L. LINKER

STATE OF OREGON, County of) ss.

STATE OF OREGON,) ss.

County of Klamath

November 5, 1986

Personally appeared the above named TERRY F. LINKER and BETTY L. LINKER.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Terry F. Linker & Betty L. Linker
P.O. Box 756
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Jeffrey C. Swab & Diane Swab
3949 LaMarada
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

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,) ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of November, 1986, at 2:55 o'clock P.M., and recorded in book M86 on page 20315 or as file/reel number 67943.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By J. Smith Deputy