

1-1-74

86046

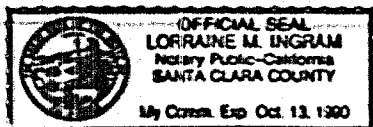
WARRANTY DEED

Vol. M88 Page 5349

KNOW ALL MEN BY THESE PRESENTS, That CHARLES C. SWARTZBAUGH and JUDITH S. SWARTZBAUGH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KERRY S. PENN, a married man, 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 44, Block 44, Tract 1184, OREGON SHORES NO. 2, First Addition, in the County of Klamath, State of Oregon.

Tax Account #3507 018AA 01900



(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 a~~

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 \$4,025.86. 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 ©, 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 1st day of February, 1988; 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)

Charles C. Swartzbaugh

Judith S. Swartzbaugh

STATE OF CALIFORNIA )  
County of Santa Clara ) ss.  
18 February, 1988

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

SATISFACTORY EVIDENCE

Personally appeared the above named Charles C. Swartzbaugh & Judith S. Swartzbaugh who proved to me on the basis of

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

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)

Lorraine M. Ingram

Notary Public for Oregon

My commission expires: 10-13-90

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

CHARLES C. SWARTZBAUGH & JUDITH S. SWARTZBAUGH

GRANTOR'S NAME AND ADDRESS

KERRY S. PENN

GRANTEE'S NAME AND ADDRESS

(After recording return to:

Kerry S. Penn

c/o Eli Property Co.

18840 Ventura Blvd., #215

TAYLOR, CA NAME, ADDRESS, ZIP 91356

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of April, 1988, at 2:37 o'clock P.M., and recorded in book/reel/volume No. M88 on page 5349 or as document/fee/file/instrument/microfilm No. 86046, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Samantha A. Helich Deputy Fee \$10.00