

MOUNTAIN TITLE COMPANY

86454

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JEFFREY C. SWAB and DIANE SWAB, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DOUGLAS C. ZAITZ

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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.

Klamath County Tax Account #3909-12CC-1000

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 except all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 67,000.00

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 17 day of April, 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)

STATE OF OREGON,
County of Klamath } ss.
April 17, 1988

Personally appeared the above named

JEFFREY C. SWAB and DIANE SWAB

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

Notary Public for Oregon
My commission expires: Aug 7, 1989

JEFFREY C. SWAB and DIANE SWAB
3756 E. Equestrian Trail
Phoenix, AZ 84033

GRANTOR'S NAME AND ADDRESS

DOUGLAS C. ZAITZ
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,
County of MARICOPA } ss.
APR 17, 1988

Personally appeared JEFFREY C. SWAB and DIANE SWAB 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.

Notary Public for Oregon
My commission expires: Aug 7, 1989

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of April, 1988, at 1:48 o'clock P.M., and recorded in book M88 on page 6129 or as file/reel number 86454.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Bernetha Ketch Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY