

93726

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DENNIS ARMOND DEDRICK and MARTHANNE G. DEDRICK husband and wife, as to an undivided 1/4 interest and DELL LYLE SWEARINGEN and CAROLYN SWEARINGEN husband and wife, as to an undivided 1/4 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH J. BASTIAN and ELLEN K. BASTIAN, husband and wife 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 1 in Block 2 of PINE RIDGE ESTATES - UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO, an undivided 1/45th interest in Lot 10, Block 1 of PINE RIDGE ESTATES - UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3407-027AC-02000 and #3407-027AC-03300 (an undivided 1/45th interest).

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 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 \$ 4,995.00

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 1st day of November, 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)

X Dell Lyle Swearingen
DELL LYLE SWEARINGEN

X Dennis Armond Dedrick
DENNIS ARMOND DEDRICK

X Carolyn Swearingen
CAROLYN SWEARINGEN

X Marthanne G. Dedrick
MARTHANNE G. DEDRICK

STATE OF OREGON, Nassau ss.
County of Nassau
November 7, 1988

STATE OF OREGON, Jackson ss.
County of Jackson
November 7, 1988

Personally appeared the above named
DELL LYLE SWEARINGEN AND
MARTHANNE G. DEDRICK

Personally appeared Dennis Armond Dedrick and
Marthanne G. Dedrick, who, being duly sworn,

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

each for himself and not one for the other, his or her own free will and full power, and he or she acknowledged said instrument to be his or her voluntary act and deed.

Before me:
(OFFICIAL SEAL) Ilida Annesley
ILIDA ANNESLEY
Notary Public for the State of New York
My commission expires 03-30-84
Qualified in Nassau County

Before me:
Barry Edwards
Notary Public for Oregon Barry Edwards
My commission expires: 11-08-92

DENNIS ARMOND DEDRICK and MARTHANNE G. DEDRICK et al
837 Shafer Lane
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS
KENNETH J. BASTIAN and ELLEN K. BASTIAN
21 South Keene Way Drive
Medford, OR 97504

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 10th day of Nov., 1988, at 3:00 o'clock P.M., and recorded in book M88 on page 19081 or as file/reel number 93726, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Millard Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY