

94481

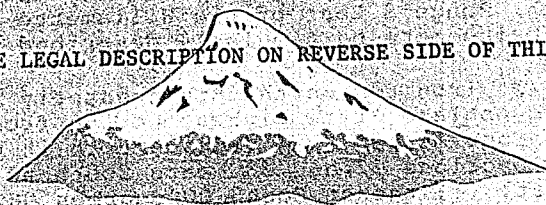
WARRANTY DEED

Vol. m88 Page 20436

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. SWAFFORD AND SANDRA S.

SWAFFORD, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELVIN E. SMITH
 AND YVONNE L. SMITH, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE OF THIS INSTRUMENT



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 those of record and apparent to the land as of the date of this and that
 instrument 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 \$78,000.00
 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 30th 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)

STATE OF OREGON,

County of Klamath

November 30, 1988

Personally appeared the above named

Robert E. Swafford and

Sandra S. Swafford

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me, Judith A. Morgado
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 8-31-91

Robert E. Swafford
 Sandra S. Swafford

GRANTOR'S NAME AND ADDRESS

Elvin E. & Yvonne L. Smith
 Rt. # Box 391A Hwy 66
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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

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 be-
 half 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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of 19

at o'clock M., and recorded
 in book on page or as

file/reel number
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

By Recording Officer
 Deputy

20437

LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the S1/2 of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Sections 32 and 33 bears South 50 degrees 01' 11" East, 1488.33 feet; (1) thence South 00 degrees 06' West, 237.00 feet to a 1/2" iron rod; (2) thence South 72 degrees 21' West, 193.00 feet to a 1/2" iron rod; (3) thence North 00 degrees 06' East, 237 feet to a 1/2" iron rod on the Southeasterly right of way line of said highway; (4) thence North 72 degrees 21' East, 193.00 feet, along the Southeasterly right of way line of said highway to beginning.

Tax Account No.: 3908 032A0 02800

PARCEL 2:

A parcel of land, situated in the Northeast 1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" iron rod marking the Southeasterly corner of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County from which a brass capped monument with a stone marked "1/4" adjacent to it marking the one-quarter corner common to Sections 32 and 33 bears South 57 degrees 46' 11" East 1348.69 feet; thence South 72 degrees 21' 00" West 193.00 feet, along the Southerly boundary of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County, to a 1/2" iron rod at the Southwesterly corner thereof; thence South 00 degrees 06' 00" West 907.80 feet to a 1/2" iron rod; thence North 89 degrees 34' 00" East 183.81 feet to a 1/2" iron rod; thence North 00 degrees 06' 00" East 964.93 feet to the point of beginning.

Tax Account No.: 3908 032A0 02901

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Dec. A.D., 19 88 at 3:33 o'clock P.M., and duly recorded in Vol. M88 day
of Deeds
FEE \$13.00
on Page 20436
By Evelyn Biehn County Clerk
Pauline Mueller