

OK **96458**

WARRANTY DEED

Vol m89 Page **1698**

KNOW ALL MEN BY THESE PRESENTS, That James E. Bell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edgar Swift and Geneva Swift, 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:

Easterly 97 feet of Lot 6 in Block 23 of Hillside Addition to the City of Klamath Falls

(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

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 \$none.  
 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 25 day of January, 19 89; 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.

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.

STATE OF OREGON, } ss.  
 County of Klamath  
January 25, 19 89

Personally appeared the above named  
James E. Bell

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

Before me:  
Adam Boggs  
 Notary Public for Oregon  
 My commission expires: 1-22-92

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 \_\_\_\_\_

\_\_\_\_\_ 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:  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

James E. Bell  
1902 Johnson  
Klamath Falls, Or 97601  
 GRANTOR'S NAME AND ADDRESS  
Edgar Swift and Geneva Swift  
4014 Delaware  
Klamath Falls, Or 97603  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Edgar Swift  
4014 Delaware  
Klamath Falls, Or 97603  
 NAME, ADDRESS, ZIP

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

Edgar Swift  
4014 Delaware  
Klamath Falls, Or 97603  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, } ss.  
 County of Klamath

I certify that the within instrument was received for record on the 26th day of Jan, 19 89, at 11:04 o'clock A.M., and recorded in book/reel/volume No. M89 on page 1698 or as fee/file/instrument/microfilm/reception No. 96458, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Dorlene Mullendore Deputy

Fee \$8.00

89 JAN 25 AM 11 04