

OK

96461

WARRANTY DEED

Vol. m87 Page 1702

KNOW ALL MEN BY THESE PRESENTS, That Charles R Kulscar Jr., a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Matthew Swanson, husband, and Marla Swanson, 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:

Lot 5 Block 22 Second Addition to Nimrod River Park, in the County of Klamath, State of Oregon

(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 \$ 3,000.00

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 28th day of July, 1986; 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 ADDITIONAL USES.

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo

Coun

Coun

Pers

ment to

(OFFICIAL SEAL)

3001 (6/82) (Individual) First American Title Company

On January 17, 1989

before me, the undersigned, a Notary Public in and for said State, personally appeared Charles R. Kulscar Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature Charles R. Kulscar Jr.

Charles R. KULSCAR, JR.
856 Mentone

Grover City, CA 93043
GRANTOR'S NAME AND ADDRESS

Matthew & Marla Swanson

P.O. Box 122

Midpines, CA 95345
GRANTEE'S NAME AND ADDRESS

After recording return to:

Matt Swanson

P.O. Box 122

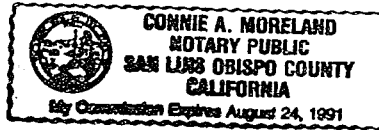
Midpines, CA 95345
NAME, ADDRESS, ZIP

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

Matt Swanson

P.O. Box 122

Midpines, CA 95345
NAME, ADDRESS, ZIP



(This area for official notarial seal)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of January, 1989, at 11:43 o'clock A.M., and recorded in book/reel/volume No. M89 on page 1702 or as fee/file/instrument/microfilm/reception No. 96461 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Catherine Mullenolore Deputy

Fee \$8.00

89 JAN 26 AM 11 43