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## WARRANTY DEED

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L. A. SWETLAND and CHERYL J. SWETLAND, husband and wife,  
Grantors convey and warrant to DOUGLAS LEE LAWS and CINDY D. LAWS,  
husband and wife, Grantees, the following described real property  
located in Klamath County, State of Oregon, free of all encumbrances,  
except as specifically set forth herein:

Lots 12 and 13 in Block 48, BUENA VISTA ADDITION to  
the City of Klamath Falls, according to the official  
plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements  
of record and those apparent on the land;

2. Taxes for the fiscal year 1984-85, a lien, not yet  
due and payable;

3. Sewer and water use charges, if any, due to the City  
of Klamath Falls;

4. Trust Deed, including the terms and provisions  
thereof, given to secure an indebtedness with interest thereon  
and such future advances as may be provided therein. Dated:  
January 10, 1980, Recorded: January 10, 1980, Volume M80, page  
552, Microfilm Records of Klamath County, Oregon, Amount: \$45,500.00,  
Grantor: James H. Cavener and Judith L. Cavener, husband and  
wife, Trustee: William Sisemore, Beneficiary: Klamath First  
Federal Savings and Loan Association, which Grantees agree to assume  
and pay holding Grantors harmless therefrom.

5. Trust Deed, including the terms and provisions  
thereof, given to secure an indebtedness with interest thereon  
and such future advances as may be provided therein. Dated:  
September 4, 1980, recorded: September 4, 1980, Volume M80, page  
16789, Microfilm Records of Klamath County, Oregon, Amount:  
\$13,700.00, Grantor: James H. Cavener and Judith L. Cavener,  
Trustee: William L. Sisemore, Beneficiary: Town & Country Mortgage  
& Investment Co., an Oregon corporation. The beneficial interest  
under said Trust Deed was assigned by instrument, dated: September  
4, 1980, Recorded: September 4, 1980, Volume: M80, page 16791,  
Microfilm Records of Klamath County, Oregon, re-recorded: September  
11, 1980, Volume M80, page 17192, Microfilm Records of Klamath  
County, Oregon, to Theresa Kennedy, the principal balance of said  
Trust Deed, the Grantees agree to assume and pay holding Grantors  
harmless therefrom. Grantors agree to pay the interest due under said Trust  
Deed.

This instrument does not guarantee that any particular  
use may be made of the property described in this instrument. The  
Grantees should check with the appropriate city or county planning

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department to verify approved uses.

The true and actual consideration paid for this conveyance is \$60,000.00.

WITNESS Grantors' hands this 23 day of July, 1984.

L. A. SWETLAND

CHERYL J. SWETLAND

STATE OF OREGON )

) ss.

County of Klamath )

Personally appeared the above-named L. A. SWETLAND and CHERYL J. SWETLAND, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed

BEFORE ME:

Susan Kay Way  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1985

NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

Unless a change is requested all future tax statements shall be sent to:

Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 26th day of May A.D., 19 89  
at 10:56 o'clock AM and duly recorded  
in Vol. M89 of Deeds Page 9166

Evelyn Biehn  
By Pauline Muelandere County Clerk

Fee, \$13.00

Deputy.

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