

6448

MTC 22371

## WARRANTY DEED

Vol. m89 Page 19558

(Statutory Form)

GRANTOR: ---WALLACE J. SWANSON and MARJORIE SWANSON, Husband and Wife---

## CONVEYS AND WARRANTS TO

GRANTEE: ---TIMOTHY K. MC LENDON---

the following described real property free of encumbrances except as specifically set forth herein:

A tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the S1/4 corner of said Section 27; thence North 89 degrees 46' 39" East 662.79 feet; thence North 00 degrees 17' 12" West 658.79 feet to the True Point of Beginning; thence North 00 degrees 17' 12" West 329.10 feet; thence East 661.59 feet; thence South 00 degrees 21' 21" East 329.11 feet; thence West 661.99 feet to the True Point of Beginning.

Tax Account No: 2310 02700 02800.

## SUBJECT TO:

1. Taxes for the fiscal year 1989-90, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations of Mineral Rights, subject to the terms and provisions thereof, dated July 8, 1954 and recorded July 22, 1954 in Volume 268 at Page 209, Microfilm Records of Klamath County, Oregon.
4. An easement created by instrument dated October 23, 1973 and recorded March 20, 1974 in Volume M74 at page 3575, Microfilm Records of Klamath County, Oregon.

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 appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 8,500.00.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: October 9, 1989

GRANTOR:

X Wallace J. Swanson  
Wallace J. Swanson  
X Marjorie Swanson  
Marjorie Swanson

Until a change is requested, all fax statements shall be sent to the following address: GRANTEE AT: 52344 Ponderosa Way  
LaPine, OR 97739

STATE OF OREGON, County of Marion

Date: October 9, 1989

Personally appeared the above named

Wallace J. Swanson &amp; Marjorie Swanson

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: 3-15-92

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

## WARRANTY DEED

SWANSON TO MC LENDON

AFTER RECORDING RETURN TO  
Key Title Company #27-14256K  
P.O. Box 6178  
Bend, OR 97708

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$8.00

STATE OF OREGON, County of Klamath

I certify that the within instrument was re-  
ceived for record on the 13th day of  
Oct. 1989 at 3:49 o'clock

P.M., and recorded in book M89 on page 19558

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By Pauline Muelnders

DEPUTY.

Deeds.