

3001

MTC #22820-DN

WARRANTY DEED

Vol 1789 Page 25074

KNOW ALL MEN BY THESE PRESENTS, That WILLAMETTE SAVINGS & LOAN ASSOCIATION, a  
division of American Savings and Loan Association, a Utah Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth D. Swanson and Shelll D. Swanson, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

"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 and the above granted premises, free from all encumbrances except those of record and apparent to the land, if any, as of the date of this deed

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 \$ 40,000.00. However, the actual consideration paid for this transfer may include other property, goods, services, or other benefits which are not stated in this instrument. The symbol (\$) before the dollar sign indicates that the consideration is in U.S. dollars. If the consideration is in another currency, the symbol should be changed accordingly. 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 21<sup>st</sup> day of December, 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.

Willamette Savings & Loan Association, a  
division of American Savings and Loan  
Association, a Utah Corporation

By: [Signature]

STATE OF OREGON, County of Clamath ss.  
December 21, 19 89

Personally appeared Karl Lunde and

each for himself and not one for the other, did say that the former is the 17102 president and that the latter is the 17104 secretary of Willamette

Savings & Loan Association, 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: [Signature]

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires: 10-27-92

My Commission Expires 10-27-92  
 STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument 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.

Recording Officer  
 Deputy

STATE OF OREGON, )  
 County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

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

Willamette Savings & Loan Assoc.

GRANTOR'S NAME AND ADDRESS

Kenneth & Shelll Swanson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth & Shelll Swanson

2203 Applegate Ave.  
Clamath Falls, OR 97611

NAME, ADDRESS, ZIP

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

Kenneth & Shelll Swanson

2203 Applegate Ave.  
Clamath Falls, OR 97611

NAME, ADDRESS, ZIP

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the E1/2 NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, approximately 480 feet South of the quarter corner of the East line of said section; thence along said South line or bank of said ditch, North 61 degrees 18' West a distance of 87 feet; thence North 70 degrees 38' West a distance of 524 feet; thence South 79 degrees 21' West a distance of 51 feet; thence South 39 degrees 14' West a distance of 68 feet to a point on the Easterly line of BAILEY TRACTS NO. 2, according to the duly recorded plat thereof; thence following said line South 0 degrees 19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin marking the most Northerly corner of Lot 3, Block 1, BEL AIRE GARDENS; thence continuing East a distance of 75.0 feet to a point; thence North 0 degrees 14' 30" West a distance of 100.0 feet to a point; thence East a distance of 160.0 feet to a point on the East line of said Section 2; thence North along said Section line to the point of beginning.

EXCEPTING the Easterly 30 feet thereof lying within the right of way of Madison Street.

Tax Account No: 3909 002DA 01000

PARCEL 2:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the South 60 feet of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2 of BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon.

ALSO EXCEPTING: Beginning at the Southwest corner of Lot 9, Block 2 of BAILEY TRACTS NO. 2; thence East 639 feet; thence South 60 feet; thence West 639 feet; thence North 60 feet to the place of beginning, being a part of BAILEY TRACTS NO. 2, which was formerly Nadine Street.

ALSO EXCEPTING THEREFROM a portion of Lots 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, described as follows:

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Beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0 degrees 02' East 135 feet from the Southwest corner of said Lot 9; thence South 89 degrees 59' East 149 feet to the East line of Lot 8 said Block 2; thence North 0 degrees 02' East along the East line of said Lot 8 a distance of 75 feet; thence North 89 degrees 59' West a distance of 149 feet more or less to the West line of said Lot 9; thence South 0 degrees 02' West along the West line of said Lot 9 a distance of 75 feet, more or less to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0 degrees 02' East 60 feet from the Southwest corner of said Lot 9; thence South 89 degrees 59' East 149 feet to the East line of Lot 8 said Block 2; thence North 0 degrees 02' East along the East line of said Lot 8 a distance of 75 feet; thence North 89 degrees 59' West a distance of 149 feet, more or less, to the West line of said Lot 9; thence South 0 degrees 02' West along the West line of said Lot 9 a distance of 75 feet, more or less, to the point of beginning, being a portion of Lots 8 and 9 in Block 2 of BAILEY TRACT NO. 2.

Tax Account No: 3909 002DA 01700

PARCEL 3:

A portion of Lots 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0 degrees 02' East 135 feet from the Southwest corner of said Lot 9; thence South 89 degrees 59' East 149 feet to the East line of Lot 8, said Block 2; thence North 0 degrees 02' East along the East line of said Lot 8 a distance of 75 feet; thence North 89 degrees 59' West a distance of 149 feet, more or less, to the West line of said Lot 9; thence South 0 degrees 02' West along the West line of said Lot 9 a distance of 75 feet, more or less, to the point of beginning.

Tax Account No: 3909 002DA 01300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Mountain Title \_\_\_\_\_ the \_\_\_\_\_ 28 \_\_\_\_\_ day  
of \_\_\_\_\_ Dec \_\_\_\_\_ A.D., 19 89 at 3:40 o'clock \_\_\_\_\_ P. M., and duly recorded in Vol. \_\_\_\_\_ M 89  
cf \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 25074

By Evelyn Biehn County Clerk

FEES  
18.00