



22756

# 02035794

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WARRANTY DEED

AFTER RECORDING RETURN TO:  
SUSAN L. ROEM  
STEVEN A. SWOFF

P.O. Box 81  
Sprague River, OR 97639

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

(ALDEN) A. SURVIVOR hereinafter called GRANTOR(S), convey(s) to  
SUSAN L. ROEM AND STEVEN A. SWOFF, NOT AS TENANTS IN COMMON,  
BUT WITH FULL RIGHTS SURVIVORSHIP hereinafter called GRANTEE(S),  
all land and property situated in the County of Klamath, State  
of Oregon, described as:

Lots 46 and 47, Block 37, FIRST ADDITION TO KLAMATH FOREST  
ESTATES, in the County of Klamath, State of Oregon.

CODE 229 MAP 3510-26A0 TL 4600  
CODE 229 MAP 3513-26A0 TL 4700

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Any improvement  
located upon the insured property, which constitutes a mobile  
home as defined by Chapter 801, Oregon Revised Statutes, is  
subject to registration and taxation as therein provided and as  
provided by Chapter 308, Oregon Revised Statutes. 2) Subject to  
rules and regulations of Fire Patrol District. 3) Conditions,  
Restrictions as shown on the recorded plat of First Addition to  
Klamath Forest Estates. 4) Reservations, including the terms  
and provisions thereof, contained in deed from United States of  
America to James F. Coburn, et al., dated June 8, 1959, recorded  
June 11, 1959 in book 313 at page 275, Deed Records of Klamath  
County, Oregon, as follows: "title to the above described  
property is conveyed subject to any existing easements for  
public roads and highways, for public utilities and for  
railroads and pipe liens and for any other easements or rights  
of way of record; and there is hereby reserved any and all  
roads, trails, telephone lines, etc., actually constructed by  
the United States, with the rights of the United States to  
maintain, operate or improve the same so long as needed or used  
for or by the United States. (Dept. Instr., January 13, 1916,  
44 L.D. 513)." 5) Conditions and restrictions, but omitting  
restrictions, if any based on race, color, religion or national  
origin, imposed by instrument, including the terms thereof,  
filed June 9, 1972 in Commissioner's Journal, forming the  
Klamath Forest Estates- Sprague River Livestock District. ("No  
person shall allow or permit livestock of the bovine species,  
horses, mules, asses, sheep, goats and swine, to run at large  
within the boundaries hereinabove described.")

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$52,500.00.

In executing this deed and where the context so requires, the  
word "he" includes the plural.

Attest: WHEREOF, the grantor has executed this instrument  
this 2nd day of November, 1990.

*[Signature]*

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LAWRENCE A. SCRIVNER

STATE OF OREGON, County of KLAMATH)ss.

November 9, 1990.

Personally appeared the above named LAWRENCE A. SCRIVNER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me Sandra Handschew  
Notary Public for OREGON  
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day  
of Nov. A.D., 19 90 at 12:23 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 23114.

Evelyn Biehn - County Clerk

By Sandra Handschew

FEE \$33.00