

OK

24809

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Western Bank, an Oregon banking corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Norman T. Swanzy and Janis J. Swanzy, Husband and 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:

Lots 21 and 22, Tract No. 1046, Round Lake Estates, 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 except as detailed in the attached Exhibit "A" that by reference herein forms and is made a part hereof...

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 \$2,000.00.

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 ①, 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 27th day of December, 1990, 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 APPROVED USES.

Western Bank, an Oregon banking corporation

By: Yvonne Spooner

Yvonne Spooner, Loan Administration Officer

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Coos) ss.
December 27, 1990

Personally appeared Yvonne Spooner and

who, being duly sworn, each for himself and not one for the other, did say that the former is the Loan Administration Officer and that the latter is the secretary of Western Bank

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:

Susan K. Bee

Notary Public for Oregon
My commission expires: 07-07-92

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

Western Bank
290 S. 4th Street
Coos Bay, OR 97420
GRANTOR'S NAME AND ADDRESS

Norman and Janis Swanzy
P. O. Box 5012
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Norman and Janis Swanzy
P. O. Box 5012
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Norman and Janis Swanzy
P. O. Box 5012
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

EXHIBIT 'A'

1. Conditions, restrictions as shown on the recorded plat of Round Lake Estates.
2. Easement, including the terms and provisions thereof:
 For: Pole line
 Granted to: California Oregon Power Company
 Recorded: September 3, 1963
 Book: 262
 Page: 641
3. Reservations of Oil and Minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Book 356 at Page 42, Deed Records.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded: October 16, 1978
 Page: M-78
 Recorded: February 22, 1979
 Book: M-79
 Page: 4047
 Recorded: October 2, 1979
 Book: M-79
 Page: 23364
5. Easement, including the terms and provisions thereof:
 For: Repeater Station on a 30 foot square of land in SE 1/4 of Sec. 7
 Granted to: Pacific Northwest Bell Telephone Company
 Recorded: April 23, 1979
 Book: M-79
 Page: 9104
6. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded: April 27, 1981
 Book: M-81
 Page: 7558
7. Easement, including the terms and provisions thereof:
 For: A non-exclusive easement for existing water and sewer lines
 Granted to: Round Lake Utilities, Inc.
 Recorded: October 24, 1985
 Book: M-85
 Page: 17312
 Fee No.: 54731

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
 of Jan. A.D., 19 91 at 3:56 o'clock P.M., and duly recorded in Vol. M91,
 of Deeds on Page 922.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulholland