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24808

WARRANTY DEED

Vol. m91 Page 920

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 19 and 20, Tract No. 1046, Round Lake Estates, in the County of Klamath, State of Oregon.

This Document is being rerecorded to correct the legal description

(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 consideration (indicate which). (The sentence between the symbols ©, 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.
19

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, President and that the latter is the Secretary of Western Bank, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
Susan K. Bee
Notary Public for Oregon
My commission expires: 07-07-92

(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

STATE OF OREGON,)
County of) ss.

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

SPACE RESERVED
FOR
RECORDER'S USE

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 920

FEE \$ 33.00

Evelyn Biehn - County Clerk

By Pauline MullendoreINDEXED
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day
of Jan. A.D., 19 91 at 3:32 o'clock PM., and duly recorded in Vol. M91
of Deeds on Page 1560

FEE \$10.00

Evelyn Biehn - County Clerk

By Pauline Mullendore