

37672

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
TOM W. DAIN and DARLENE K. DAIN, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
KENNETH E. WELKER and TAMMY A. WELKER, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 KLAMATH and State of Oregon, described as follows, to-wit:

Lot 8 in Block 3 of TRACT 1052 of CRESCENT PINES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO: Trust Deed dated 9/24/91 and recorded 10/2/91 in Volume M91
page 20062, Microfilm Records of Klamath County, Oregon, wherein the beneficiary
is Marvin L. Swaggart and Barbara A. Swaggart. The above Grantee's do not
agree to assume and pay in full.

"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 those apparent upon the land, if any, as 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 \$ 30,884.92

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 16th day of Nov., 19 91;
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.

STATE OF OREGON.

County of Klamath ss.
11-16, 19 91.

Personally appeared the above named _____

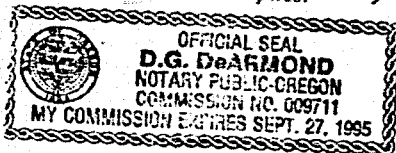
TOM W. DAIN

DARLENE K. DAIN

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

Before me:

[Signature]
Notary Public for Oregon
My commission expires: _____



STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____

_____, president, and by _____

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

STATE OF OREGON.

County of Klamath ss.

I certify that the within instrument was
received for record on the 21st
day of Nov., 19 91,
at 11:54 o'clock A M., and recorded
in book M91 on page 24440 or as
file/reel number 37672.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee \$28.00