

*KNOW ALL MEN BY THESE PRESENTS, That*

MARY K. SHAIMA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT SWANFELDT and SANDRA A. SWANFELDT, 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, 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 1 in Block 5 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: Mortgage dated 11/25/74 and recorded 11/25/74 in Volume M74, page 15117 and Assumption Agreement dated 3/22/84 and recorded 4/2/84 in Volume M84, page 5334, all in Microfilm Records of Klamath County, Oregon, wherein the Mortgagee is State of Oregon, represented and acting by the Director of Veterans' Affairs. The above Grantee does hereby agree to assume and pay in full and to hold the seller harmless therefrom.

*"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 \$ 58,500.00

1. The information provided in this document is for informational purposes only and is not intended to be used for any other purpose.

*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 20th day of December, 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.  
December 20 19 91

MARY K. SHAIMA

Personally appeared the above named \_\_\_\_\_  
**MARY K. SHAIMA**

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

Before me: David M. M...

Before me: Nancy M. Munro

Notary Public for Oregon  
My commission expires: 6/8/92

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)

MARY K. SHALMA

STATE OF OREGON.

SS.

County of Klamath

I certify that the within instrument was received for record on the 30th day of Dec., 1991, at 2:12 o'clock P M., and recorded in book M91 on page 27099 or as file/reel number 39235,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

*Recording Officer*

B. Pauline Mueller Deputy

**Fee \$28.00**

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MOUNTAIN TITLE COMPANY

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