

47889

MTZ-27645-UB

## WARRANTY DEED

Vol. m92 Page 16223

KNOW ALL MEN BY THESE PRESENTS, That DAVID G. SHWAIKO and JAWA L. SHWAIKO, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK E. BUETTNER and PATRICIA R. BUETTNER, 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:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

"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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer stated in terms of dollars is \$ 34,000.00

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 17 day of July, 1992; 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 Wash. region)  
County of Umatilla ss  
July 17 1992

Personally appeared the above named  
DAVID G. SHWAIRKO  
JANNA L. SHWAIRKO

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

Before me: Candi S. Chedry  
Notary Public for the State of Washington  
My commission expires: 6/19/95

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_.

\_\_\_\_\_, corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

~~DAVID G. DIMAIKO and JANIE L. SWAIGER~~

1626 S. 27<sup>2</sup> Ave  
Chakoma, W. Va. 98901

MARK E. BUETTNER and PATRICIA R. BUETTNER  
P.O. BOX 1971  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

MARK E. BUETTNER and PATRICIA R. BUETTNER  
P.O. BOX 7971  
KLAMATH FALLS, OR 97601

W 644 43478 25 78

MARK E. BUETTNER and PATRICIA R. BUETTNER  
P.O. BOX 7971  
KLAMATH FALLS, OR 97601

NAME: ADM-125, 723

STATE OF OREGON.

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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_,  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

EXHIBIT A  
LEGAL DESCRIPTION

Lot 2, Block 9, Tract No. 1091, LYNNWOOD ADDITION TO THE CITY OF KLAMATH FALLS, in the county of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of said Lot 2; thence South 61 degrees 30' 00" East, 48.79 feet to the corner common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears North 61 degrees 30' 00" East 198.21 feet, central angle = 13 degrees 07' 02" and long chord bears South 35 degrees 03' 31" West for 45.28 feet) 45.38 feet to the point of intersection of the Northwesterly right of way line of Vista Way and the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North 15 degrees 37' 04" West 62.66 feet to the point of beginning, with bearings based on said Tract No. 1091 Lynnewood.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of July A.D. 19 92 at 2:50 o'clock P. M., and duly recorded in Vol. M92  
of Deeds on Page 16223  
Evelyn Biehn County Clerk  
By [Signature]

FEE \$35.00