

92 DEC 11 AM 10 36

55064

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES W. SQUIRES and LORETTA D. SQUIRES, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD E. GWIN,

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:

Lot 5 in Block 10, Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County. TOGETHER WITH a 1977 CONCO MOBILE HOME, Oregon License #X132822, Serial #4037 which is situate on the real property described herein.

SUBJECT TO: Mortgage, dated April 25, 1978, and recorded April 31, 1978, in Volume M78, page 11557, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, as Mortgagee, which the Grantee named herein DOES NOT agree to assume nor pay and the Grantors named herein hereby agree to hold the Grantee harmless therefrom.

(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 all those of record and those apparent upon the land as of 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 \$ 11,000.00

~~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 92.030.)

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 22 day of September, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

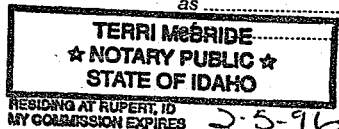
Charles W. Squires
Charles W. Squires

Loretta D. Squires
Loretta D. Squires

IDAHO
STATE OF ~~OREGON~~ County of Minnesota ss.

This instrument was acknowledged before me on September 22, 1992
by Charles W. Squires and Loretta D. Squires

This instrument was acknowledged before me on September 22, 1992
by _____
as _____



Terri McBride
Notary Public for Oregon
/Idaho
My commission expires _____

Charles W. Squires and Loretta D. Squires
Rt. 4 Box 328
Rupert ID 85530

GRANTOR'S NAME AND ADDRESS

Ronald E. Gwin
P. O. Box 125
Crescent OR 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:
Parks & Ratliff
228 N. 7th Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Ronald E. Gwin
P. O. Box 125
Crescent OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of Dec., 1992, at 10:36 o'clock A.M., and recorded in book/reel/volume No M92 on page 29325 or as fee/file/instrument/microfilm/reception No. 55064, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debra M. Mendenhall Deputy

fee \$30.00