

55646

QUITCLAIM DEED
K-43742Vol. m92 Page 30668

KNOW ALL MEN BY THESE PRESENTS, That Rebecca Sebastian Swanson, sole Trustee of the Einar and Rebecca Swanson 1990 Trust UTA dated June 1, 1990, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto George David Sebastian or James Lionel Sebastian, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Easterly 15 feet of Lot 25 and the Westerly 40 feet of Lot 26 in Block 302 of Darrow Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Sewer and water use charges, if any, to the City of Klamath Falls. Conditions and restrictions, as contained in Deed from Klamath Korporation as conveyed to F.N. Frakes, recorded November 14, 1911 in Volume 35, page 237, Records of Klamath County, Oregon.

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 stated above, or those apparent upon the land, if any, as of the date of this deed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 (gift)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of December, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person 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.

Rebecca Sebastian Swanson, sole Trustee of the Einar and Rebecca Swanson 1990 Trust UTA dated June 1, 1990

Rebecca Sebastian Swanson
Rebecca Sebastian Swanson, sole Trustee

STATE OF NEW MEXICO, County of Bernalillo) ss.

This instrument was acknowledged before me on December 22nd, 1992, by Rebecca Sebastian Swanson, sole Trustee of the Einar and Rebecca Swanson 1990 Trust UTA dated



OFFICIAL 1990.
MARY H. STODDARD
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 8-6-94

Mary H. Stoddard
Notary Public

My commission expires 8-6-94

Rebecca Sebastian Swanson, Sole Trustee
1546 Catron, S.E.
Albuquerque, New Mexico 87123
Grantor's Name and Address
George David Sebastian or James Lionel Sebastian
1546 Catron, S.E.
Albuquerque, New Mexico 87123
Grantee's Name and Address
After recording return to (Name, Address, Zip):
George D. Sebastian
1546 Catron, S.E.
Albuquerque, New Mexico 87123
Until requested otherwise send all tax statements to (Name, Address, Zip):
George D. Sebastian
1546 Catron, S.E.
Albuquerque, New Mexico 87123

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of December, 1992, at 9:21 o'clock A. M., and recorded in book/reel/volume No. m92 on page 30668 and/or as fee/file instrument/microfilm/reception No. 55646 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pauline M. Miller, Deputy