

KNOW ALL MEN BY THESE PRESENTS, That SYBIL SCHIFFMAN, as to an undivided  $\frac{1}{2}$  interest AND ERNEST J. BORGMAN and DOROTHY J. BORGMAN, husband and wife, as to an undivided  $\frac{1}{2}$  interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH D. SWANSON and SHELLI D. SWANSON, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

### MOUNTAIN TITLE COMPANY

"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 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 \$ 12,500.00

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 25<sup>th</sup> day of March, 19 93; 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 ~~WEST VIRGINIA~~ )  
County of Berkeley ) ss.  
March 25, 19 93

Personally appeared the above named  
SYBIL SCHIFFMAN

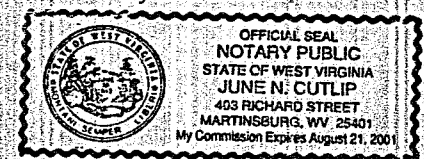
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: June D. Cutlip  
Notary Public for ~~Oregon~~ West Virginia  
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)



SYBIL SCHIFFMAN & ERNEST J. & DOROTHY J. BORGMAN

STATE OF OREGON,

GRANTOR'S NAME AND ADDRESS  
KENNETH D. SWANSON & SHELLI D. SWANSON  
1954 Portland St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS  
KENNETH D. SWANSON & SHELLI D. SWANSON  
1954 Portland St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP  
KENNETH D. SWANSON & SHELLI D. SWANSON  
1954 Portland St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR  
RECORDERS USE

County of \_\_\_\_\_ ss.  
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 filed/record number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

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



State of Oregon

County of Klamath

March 30, 1993

Personally appeared the above named Ernest J. Borgman & Dorothy J. Borgman,  
and acknowledged the foregoing instrument to be their voluntary act and  
deed.

WITNESS My hand and official seal.

Mary Kenneally  
Notary Public for Oregon  
My Commission expires: 4/20/96



### EXHIBIT "A" LEGAL DESCRIPTION

Lots 18 and 19 in Block 5 of TRACT 1145, NOB HILL REPLAT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Lot 18, Block 5 of TRACT 1145 - NOB HILL REPLAT, a duly recorded subdivision, Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Easterly corner common to Lot 17 and said Lot 18, said corner being on the Northwestern right of way line of Ridge Crest Drive; thence along said Northwestern right of way line, South 47 degrees 51' 00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02 degrees 30' 03" and radius equals 630.00 feet) 27.50 feet; thence North 50 degrees 12' 52" West 106.34 feet to a point on the Northwestern line of said Lot 18; thence North 42 degrees 46' 01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52 degrees 11' 13" East 109.33 feet to the point of beginning, containing 3796 square feet, with bearings based on said Tract 1145 - Nob Hill Replat.

STATE OF OREGON: COUNTY OF KLAMATH: 35.

Filed for record at request of Mountain Title Company the 31st day  
of March A.D., 19 93 at 9:15 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 6439  
By Evelyn Biehn County Clerk  
Rennette Mueller

FEE \$35.00