

WARRANTY DEED

MTC 30448-KR

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD L. WOLFF and NANCY WOLFF, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH D. SWANSON, 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 29 of FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 2,500.00

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 19th day of July, 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 OREGON,)
County of Jackson) ss.
July 19, 19 93

CLIFFORD L. WOLFF

NANCY WOLFF

Personally appeared the above named
CLIFFORD L. WOLFF
NANCY WOLFF

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

Before me: Chris Ramel
Notary Public for Oregon
My commission expires: 05-31-97



OFFICIAL SEAL
CHRIS RAMEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 024807
MY COMMISSION EXPIRES MAY 31, 1997

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)

CLIFFORD L. WOLFF and NANCY WOLFF

P.O. Box 1689

Jacksonville, OR 97530

GRANTOR'S NAME AND ADDRESS

KENNETH D. SWANSON

1954 Portland St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

KENNETH D. SWANSON

1954 Portland St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Use a change in registered all tax statements shall be sent to the following address

KENNETH D. SWANSON

1954 Portland St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of July, 19 93, at 10:15 o'clock A M., and recorded in book M93 on page 17805 or as file/reel number 64978.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. D. Biehn, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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07-22-03A10-15 REV0