

91639

11-25-94 03:03 RCVD

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Sheila Simington, Conservator for DARRELL LEE SWAIM, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK SMITH hereinafter called 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:

A parcel of land situate in Lot 4, Block 6, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 4, Block 6, ALTAMONT ACRES; thence south 0° 21' East long the West line of Lot 4, 71 feet; thence South 89° 40' East 146 feet; thence North 0° 20' West, 71 feet to the North line of said Lot 4; thence North 89° 40' West 146 feet to the point of beginning, with bearings based on Minor Partition 15-83, EXCEPTING THEREFROM the Western 1/5 feet conveyed to Klamath County for road purposes.

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 this same unto the 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of 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 \$18,500.00.

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.

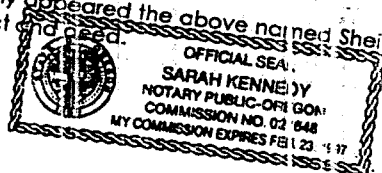
In Witness Whereof, the undersigned grantors, have executed this instrument this 14<sup>th</sup> day of November, 1994.

Sheila Simington  
Sheila Simington, Conservator for Darrell Lee Swaim

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Sheila Simington and acknowledge the foregoing instrument to be her voluntary act and deed.

(SEAL)



Sheila Simington, Grantor

Before me: Sarah Kennedy  
Notary Public for Oregon  
My Commission Expires: 2-23-97

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Rick Smith  
on this 25th day of Nov A.D., 19 94  
at 3:03 o'clock P M. and duly recorded  
in Vol. M94 of Deeds Page 36138

By Evelyn Biehl County Clerk  
Deputy.

Fee, \$30.00

Rick Smith  
3105 Bisbee Street  
Klamath Falls, OR 97603

Grantee  
After recording return to:  
Grantee