

01-05-95P03:11 RVD WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN KING and CATHY KING tenants in the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY L. SWARTZ 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 3 in Block 2 of TRACT NO. 1018, 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 and to determine any limits on laws against farming or forest practices as defined in ORS 30.930."

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 those of record and those apparent upon the land, in any, as 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 \$ 72,248.88

In construing this deed and where the context so requires, the singular includes the plural and all grammatical charges 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 3 day of January, 1995; 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 Klamath, ss. January 3, 1995

STEPHEN KING

CATHY KING

Personally appeared the above named

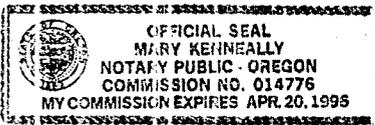
STEPHEN KING CATHY KING

Cathy King

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

Before me: Mary Kenneally Notary Public for Oregon 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)

STEPHEN KING and CATHY KING 5729 ALTAMONT DRIVE KLAMATH FALLS, OR 97603 GRANTOR'S NAME AND ADDRESS TERRY L. SWARTZ 10460 WASHBURN WAY KLAMATH FALLS, OR 97603 GRANTEE'S NAME AND ADDRESS TERRY L. SWARTZ 10460 WASHBURN WAY KLAMATH FALLS, OR 97603 NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 5th day of Jan, 1995, at 3:13 o'clock P.M., and recorded in book M95 on page 322 or as file/reel number 93269 Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk Recording Officer By [Signature] Deputy

Fee \$ 0.00