

95948



KLAMATH COUNTY TITLE COMPANY

Vol. M95 Page 5263

(3-09-95A11:35 RCV)

K-47345

STATUTORY WARRANTY DEED (Individual or Corporation)

GARTH L. DIEDERICH, Grantor,
conveys and warrants to HERBERT A. SWAIN and DOROTHY E. SWAIN, husband and wife, Grantee,
the following described real property in the County of KLAMATH and State of Oregon.

Lot 4, Block 4, TRACT NO. 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT

Subject to reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 165,000.00 (Here comply with the requirements of ORS 93.030*).

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 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 8th day of March, 1995. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Garth L. Diederich
GARTH L. DIEDERICH

CORPORATE ACKNOWLEDGEMENT

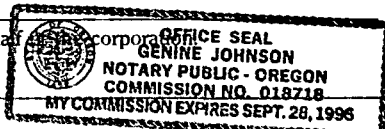
STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
this 8th day of March, 1995
by GARTH L. DIEDERICH

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
this _____ day of _____, 19____
by _____ and
by _____
of _____

a corporation, on behalf



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 9th day of March, A.D., 1995
at 11:35 o'clock A.M. and duly recorded
in Vol. M95 of Deeds Page 5263.

Bernetha G. Letsch, County Clerk
By Synette Freitag Deputy.

Fee, \$30.00

Notary Public for Oregon

My commission expires: September 28, 1996

After recording return to:
Herbert A. Swain/Dorothy E. Swain
1055 Buck Island Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Herbert A. Swain
Dorothy E. Swain
1055 Buck Island Drive
Klamath Falls, OR 97601