

35219 KR

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

MARTHA E. SWAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PATRICIA ANN GARBUTT

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 10 in Block 17 of Tract No. 1176 a re-subdivision of Block 17, BUENA VISTA ADDITION to the City of Klamath Falls, 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 lawsuits 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, if 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 \$ 72,000.00

Howsoever the same may be lawfully claimed or asserted, the grantor covenants to defend the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 28th day of April, 19 95; 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.April 28, 19 95.

Personally appeared the above named  
MARTHA E. SWAN

MARTHA E. SWAN  
MARTHA E. SWAN

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

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95



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)

MARTHA E. SWAN

GRANTOR'S NAME AND ADDRESS

PATRICIA ANN GARBUTT

2622 BERKELEY STREET

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

PATRICIA ANN GARBUTT

2622 BERKELEY STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

After recording return to:

PATRICIA ANN GARBUTT

2622 BERKELEY STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

PATRICIA ANN GARBUTT

2622 BERKELEY STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of May, 19 95, at 11:17 o'clock A. M., and recorded in book M95 on page 11475 or as file/reel number 99398.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk  
By Lynette Helwig Recording Officer  
Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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05-03-95A11:17 RCVD