

1-174

99979 MTC B96 7504

WARRANTY DEED

Vol. 1495 Page 12490



KNOW ALL MEN BY THESE PRESENTS, That GARY RICHARD SWANSON, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN S. SAMITORE and YVONNE SAMITORE, Husband and Wife, 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:

That portion of Lot 12 of Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot, thence South along the Westerly line of said Lot and parallel to Avalon Street, a distance of 125 feet; thence in an Easterly direction parallel to Boardman Avenue, a distance of 50 feet; thence Northerly and parallel to Avalon Street, a distance of 125 feet; thence Westerly and parallel to Boardman Avenue, and along the Northerly line of said Lot, a distance of 50 feet to the point of beginning.

SUBJECT TO: Reservations in a Deed from F. L. Weaver and Elsie H. Weaver, husband and wife, to Francis W. LaSalle and Louise J. LaSalle, husband

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(con't. on reverse)

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 of the above granted premises, free from all encumbrances

except as stated above

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 \$17,500.00

However, this deed is not to be construed as including other property or value given or promised, which is part of the consideration (indicate which) or the sentence between the symbols & if not applicable, should be deleted. See ORS 33.030

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 15th day of February, 1979; 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.

X

Gary Richard Swanson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
February 15, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named  
GARY RICHARD SWANSON, a single man

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

Before me:  
\_\_\_\_\_  
Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

Mr. Gary Richard Swanson

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. John S. Samitore

GRANTEE'S NAME AND ADDRESS

After recording return to:

Glenn W. & Evelyn L. Shellito  
Rt. #2, Box 323 K  
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

12490A

**LEGAL DESCRIPTION CON'T.**

and wife, dated December 6, 1937, recorded September 23, 1940, in volume 132 of Deeds, page 160, records of Klamath County, Oregon; and further subject to all easements, restrictions and rights-of-way of record or those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day of May A.D., 19 95 at 10:19 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 12490

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller

Notarially attested and signed by me, the County Clerk of said County, in presence of the undersigned, the said Mountain Title Company, on the day and date above stated in the foregoing.

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