

MTC 35443MS

ROBERT D. SWEAT,

Grantor(s) hereby grant, bargain, sell and convey to  
 SAUL F. BETANCOURT and ROSINA N. BETANCOURT, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

THE SOUTH 1/2 OF TRACT D OF RESUBDIVISION OF ENTERPRISE TRACT NO. 24,  
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
 COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 42,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 25505 N. POE VALLEY ROAD, KLAMATH FALLS, OR 97603

Dated this 13th day of June, 1995

Robert D. Sweat  
 ROBERT D. SWEAT

## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. June 1319 95

Personally appeared the above named Robert D. Sweat  
 and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Mary Ann Stuart  
 Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

SAUL F. BETANCOURT  
 25505 N. POE VALLEY ROAD  
 KLAMATH FALLS, OR  
 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
 of June A.D., 19 95 at 2:27 o'clock P M., and duly recorded in Vol. M95  
 of Deeds on Page 15671

FEE

\$30.00

By Bernetha G. Jetch, County Clerk