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C88D MTC37305W

## WARRANTY DEED

Vol. 96 Page. 4382

HAZEL SYMONIAK,

Grantor(s) hereby grant, bargain, sell and convey to  
 RICHARD A. KING AND MARY K. KING, HUSBAND AND WIFE, WITH RIGHTS OF  
 SURVIVORSHIP,

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:

Lots 110, 111, and 112, ODESSA SUMMER HOME SITES, 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:

SUBJECT TO: TRUST DEED DATED SEPTEMBER 12, 1988 AND RECORDED IN THE  
 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF FEDERAL HOME LOAN  
 MORTGAGE CORPORATION, BENEFICIARY, WHICH THE GRANTEE HEREIN AGREE TO  
 ASSUME AND PAY IN FULL.

COMPLETION OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE

THIS DEED IS BEING GIVEN FROM THE GRANTOR DIRECTLY TO GRANTEE AT THE  
 INSTRUCTION AND DIRECTION OF AMERICAN EXCHANGE SERVICES.

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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 100 MAIN STREET EAST, MEDFORD, OR 97501-0142

Dated this 15<sup>th</sup> day of Feb., 1996.

Hazel D. Symoniak  
 HAZEL SYMONIAK

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
 COUNTY OF Klamath ss. February 15 1996  
 Personally appeared the above named Hazel D. Symoniak

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/20/99

Return to:

AMERICAN EXCHANGE SERVICES  
 100 MAIN STREET EAST  
 MEDFORD, OR 97501-0142

THIS DEED WAS PREPARED BY THE UNDERSIGNED, COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, AND WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, ON THE 15th DAY OF FEBRUARY, 1996, AT 3:09 O'CLOCK P.M., AND DULY RECORDED IN VOL. M96, ON PAGE 4382.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of Feb A.D., 19 96 at 3:09 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 4382.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Danise Mullendore

RECEIVED THE CLERK OF THE COUNTY OF KLAMATH, OREGON, FEBRUARY 15, 1996.

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