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## WARRANTY DEED

Vol. 1796 Page 11752

MTC 37796DS

JAMES L. PATTERSON and DENISE C. PATTERSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:  
 HERBERT A. SWAIN and DOROTHY E. SWAIN, as tenants by the entirety,  
 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 Northeasterly 15 feet of Lot 9 and the Southwesterly 50 feet of Lot 8, Block 4, FIRST ADDITION TO TONATEE HOMES, 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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4439 BARRY AVE., KLAMATH FALLS, OR 97603

Dated this 26th day of April, 1996

James L. Patterson  
 JAMES L. PATTERSON

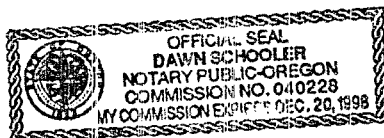
Denise C. Patterson  
 DENISE C. PATTERSON

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 26 19 96  
 COUNTY OF Klamath

Personally appeared the above named James L. Patterson  
and Denise C. Patterson

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT37796-DS

Return to:

HERBERT A. SWAIN  
 4439 BARRY AVE.  
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

AmeriTitle  
 on this 26th day of April A.D., 19 96  
 at 11:49 o'clock AM, and duly recorded  
 in Vol. M96 of Deeds Page 11752

Bernetha G Letsch, County Clerk  
 By Cheryl Russell  
 Deputy.

Fee, \$30.00