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96 APR 30 AM 1:55

MTC37684MS

WARRANTY DEED

Vol. map Page 12085

ALLEN E. BURNS,

Grantor(s) hereby grant, bargain, sell and convey to:
HERBERT A. SWAIN and LOROTHY E. SWAIN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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: 1055 BUCK ISLAND DRIVE, KLAMATH FALLS, OR 97601

Dated this 29th day of April, 1996

Allen E Burns
ALLEN E. BURNS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 29 19 96
COUNTY OF Klamath
Personally appeared the above named Allen E Burns

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marjorie A Stuart
Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT37684-MS

Return to:

HERBERT A. SWAIN
1055 BUCK ISLAND DRIVE
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16 of TONATEE HOMES, also the vacated portion of Lot 16 of Tonatee Homes, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Barry Avenue which lies 75.0 feet East of the Northwest corner of said Lot 16; thence continuing East 10.0 feet to an iron pin; thence South 0 degrees 21' East, a distance of 120.0 feet to an iron pin; thence South 0 degrees 21' East, a distance of 120.0 feet to an iron pin; thence West a distance of 10.0 feet to a point; thence North 0 degrees 21' West a distance of 120.0 feet to the point of beginning; said parcel of land being in the South half of the Southwest quarter of the Southwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day
of April A.D., 19 96 at 11:55 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 12085

Bernetha G. Letsch, County Clerk

By Cathy Russell

FEE \$35.00

Unofficial Copy