

18921

96 MAY 30 P3:56

WARRANTY DEED

Vol M96 Page 15674

MT38079LW
 MARVIN D.ROSSER and MICHELLE A.ROSSER, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 MICHAEL A. SWISHER and JOANNE F. SWISHER, 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:

Lots 19B and 20B of LAKESHORE GARDENS, 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 \$ \$1.00 plus other consideration

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1052 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 28th day of May, 1996

Marvin D. Rosser
 MARVIN D.ROSSER

Michelle A. Rosser
 MICHELLE A.ROSSER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 28 1996
 COUNTY OF Klamath

Personally appeared the above named

Marvin D. Rosser and Michelle A Rosser

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Lisa Legget - Weatherby
 Notary Public for Oregon

My commission expires 11/20/99

(seal)

ESCROW NO. MT38079-LW

Return to:

MICHAEL A. SWISHER
 1052 LAKESHORE DRIVE
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 30th day of May A.D., 19 96
 at 3:56 o'clock PM. and duly recorded
 in Vol. M96 of Deeds Page 15674.
 Bernetha G Letsch, County Clerk
 By [Signature] Deputy.
 Fee, \$30.00