

20057

WARRANTY DEED

Vol. M96 Page 18143

MTC38240 LW

JEFFREY R. GUESS and SHERIE GUESS, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 HERBERT A. SWAIN and DOROTHY 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:

Lot 15 in Block 6 of Tract No. 1078, SECOND ADDITION TO KELENE 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 \$ 59,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4911 LORRAYNE PLACE, KLAMATH FALLS, OR 97603

Dated this 14th day of June, 1996

Jeffrey R. Guess
 JEFFREY R. GUESS

Sherie Guess
 SHERIE GUESS

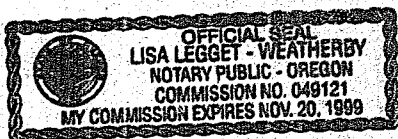
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 14th 1996
 COUNTY OF Klamath

Personally appeared the above named

Jeffrey R. Guess and Sherie Guess

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
 Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT38240-LW

Return to:

HERBERT A. SWAIN
 4911 LORRAYNE PLACE
 KLAMATH FALLS, OR 97603

STATE OF OREGON. ss.
 County of Klamath

Filed for record at request of:

Amerititle
 on this 18th day of June A.D., 19 96
 at 2:56 o'clock P. M. and duly recorded
 in Vol. M96 of Deeds Page 18143
 Bernetha G. Letsch County Clerk
 By Bernetha G. Letsch
 Deputy.

Fee, \$30.00

96 JUN 18 P2:56