

25527

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Charles F. Swafford

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Glenn Fleet

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

All that portion of lots 7 and 8 of Block 16 in FIRST ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point 80 feet Northeasterly from the Southwest corner of Lot 6 of said Block and Addition thence Northeasterly along the Southeasterly line of said Lot 7 and 8, 40 feet thence Northeasterly at right angles to Southeasterly line of Lots 7 and 8, 110 feet to the Northeasterly line of Lot 8 thence Southwesterly along the Northeasterly line of Lots 8 and 7, 40 feet thence Southeasterly at right angles to Northeasterly lines of Lot 7 and 8, 110 feet to the beginning

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,000.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of Sept, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Charles F. Swafford

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 23, 1996, by

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by

as \_\_\_\_\_, of



Holly J. Ingram  
 My commission expires March 28, 2000  
 Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip)

639 E. Grand  
Klamath Falls Oregon

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of Sept, 1996, at 2:21 o'clock P.M., and recorded in book/reel/volume No. M96 on page 30067 and/or as fee/file/instrument/microfilm/reception No. 25527, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rosen Deputy.

Fee: \$30.00