



WARRANTY DEED

ATC. NO. 03045274
 AFTER RECORDING RETURN TO:
 DAVID SWINGLE
 DENISE SWINGLE
 P.O. BOX 64
 MERRILL, OR. 97633

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

RICHARD H. MINYARD AND TAMARA L. MINYARD, HUSBAND AND WIFE
 hereinafter called GRANTOR(S), convey(s) to DAVID SWINGLE AND
 DENISE SWINGLE, HUSBAND AND WIFE hereinafter called GRANTEE(S),
 all that real property situated in the County of KLAMATH, State
 of Oregon, described as:

Lot 1, Block 2, Tract No. 1218, DODDS HOLLOW ESTATES, in the
 County of Klamath, State of Oregon.

CODE 8 MAP 4011-2100 TL 300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$80,250.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 1ST day of OCTOBER, 1996.

Richard H. Minyard
 RICHARD H. MINYARD

Tamara L. Minyard
 TAMARA L. MINYARD

Tamara L. Minyard Attorney in Fact
 STATE OF OREGON, County of Klamath)ss.

On October 1, 1996, personally appeared TAMARA L. MINYARD ^{CAN. / D.P.} both for herself and as
 ATTORNEY IN FACT for Richard H. Minyard who acknowledged the foregoing instrument to
 be THEIR voluntary act and deed.

Carole A. Linde
 Notary Public for Oregon

My Commission Expires: August 15, 2000.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
 of October A.D., 1996 at 11:29 o'clock A. M., and duly recorded in Vol. M96
 of Deeds on Page 31868

Bernetha G. Letsch

County Clerk

FEE \$30.00

By Kathleen Ross