

96 OCT 15 AM 1:39

After recording return to (Name, Address, Zip)
Spencer W. & Rose Ann Swapp
648 South Park Ave.
Chiloquin, Oregon 97624

Until requested otherwise send all tax statements to
Same As Listed Above

K-49454-D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PHH REAL ESTATE SERVICES CORPORATION, A
DELAWARE CORPORATION

SPENCER W. SWAPP AND ROSE ANN SWAPP, husband and wife

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

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:

Lots 54, 55 and 56 of Ponderosa Park, according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon

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 \$ 55,500.00

^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 15th day of October, 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.

Dated this 15th day of October, 1996.

PHH REAL ESTATE SERVICES CORPORATION

BY: [Signature]

ITS: [Signature]

STATE OF Connecticut)
COUNTY OF Fairfield) SS

I certify that I know or have satisfactory evidence that

Michael Leakey is/are the person(s) who appeared
(Names of person(s))

before me, and said person(s) acknowledged that (he/she/they) signed this instrument and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Asst Secy of PHH REAL ESTATE SERVICES CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/23/96

(Seal)

TINA MARIPUU
NOTARY PUBLIC
EX. COMMISSION EXPIRES 2-28-01

Tina Maripuu
Notary Public in and for the State of

Connecticut
Residing at Danbury
(City)

My appointment expires _____

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title the 15th day of October A.D., 19 96 at 11:39 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 32563.

FEE \$35.00

Bernetha G. Letsch County Clerk
By [Signature]