

## WARRANTY DEED

MTC 39514 MS

KENT PEDERSON AND PHIL DODDRIDGE, DOING BUSINESS AS D & P PROPERTIES, AN ASSUMED BUSINESS NAME,

Grantor(s) hereby grant, bargain, sell and convey to:

KEN SWANSON,

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 10 AND 11 IN BLOCK 11 OF INDUSTRIAL ADDITION, 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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2415 Homedale, Klamath Falls, OR 97603

Dated this 15th day of October, 1996.

D & P PROPERTIES

KENT PEDERSON

PHIL DODDRIDGE

## NOTARY ACKNOWLEDGEMENT

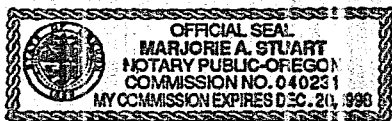
STATE OF Oregon

COUNTY OF Klamath

SS. October 15 19 96

Personally appeared the above named Kent Pederson and Phil Doddridge

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT39514-MS

Return to:

KEN SWANSON

2415 Homedale  
Klamath Falls OR 97603

Before me:

Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 16th day of October A.D., 19 96  
at 3:38 o'clock P. M. and duly recorded  
in Vol. M96 of Deeds Page 32794.

Bernetha G. Letsch County Clerk

By

Deputy.

Fee, \$30.00