

56235

MTC 44002-MS
WARRANTY DEEDVol. M98 Page 11880

STEPHEN H. KING and CATHY KING, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JOHN F. SWETLAND and ERIC B. SWETLAND, with the rights of survivorship, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 225,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1703 Lakeshore Dr., Klamath Falls, OR 97601

Dated this 9th day of April, 1998

STEPHEN H. KING

CATHY KING

STATE OF OREGON

SS. April 9 19 98

COUNTY OF KLAMATH

Personally appeared the above named

STEPHEN H. KING and CATHY KING

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT44002-MS

Return to:

JOHN F. SWETLAND

1703 Lakeshore Dr.

Klamath Falls, OR.

97601

98 APR 10 P3:01

EXHIBIT "A"
LEGAL DESCRIPTION

11881

PARCEL 1:

Lots 55, 55B and 56B; all of Lot 56 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon except the following described portion thereof:

Beginning at the Southwesterly corner of said Lot 56; thence Northerly along the Westerly boundary of said Lot 56; 108.1 feet to the Northwesterly corner of said Lot 56; thence Easterly along the Northerly boundary of the said Lot 56 which is also the North boundary of the SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, a distance of 106 feet; thence Southwesterly in a straight line to the point of beginning being a part of Lot 56, LAKESHORE GARDENS, according to the official plat thereof. All in Lakeshore Gardens, a platted portion of Klamath County, Oregon. ALSO except the South 50 feet lots 55 and 55B.

PARCEL 2:

Also those parcels of land described as follows:

Beginning at the intersection of the North line of the SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the South boundary of the Rock Creek Road; thence West along the said North line of the SW1/4 NW1/4, 68 feet; thence North and East in a straight line to a point on said South Boundary of Rock Creek Road, which is 75 feet North and West of the point of beginning; thence South and East along said South boundary of Rock Creek Road 75 feet to the point of beginning.

Beginning at a point on the North line of said SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, at its intersection with the said North Boundary of the Rock Creek Road; thence North and West along said North boundary of the Rock Creek Road 75 feet; thence due North 20 feet, more or less, to the water line of the Upper Klamath Lake; thence South and East along the said water line to its intersection with the said North line of SW1/4 NW1/4; thence West along said line 45 feet, more or less to its intersection with the said North line of the Rock Creek Road, the place of beginning, both aforesaid parcels lying in the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day
of April A.D. 19 98 at 3:01 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 11880.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose