

60167

MTC 44780-MS
WARRANTY DEEDVol. M98 Page 21088

WILLIAM A. SWITZER and VICKI L. SWITZER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LAWRENCE E. HAND and TONI G. HAND, husband and wife,
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, BLOCK 18, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH
FALLS, 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.

JUN 18 3:32 PM '98

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 \$ 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2504 Yonna, Klamath Falls, OR 97601

Dated this 18th day of June, 1998.

William A. Switzer
WILLIAM A. SWITZER

Vicki L. Switzer
VICKI L. SWITZER

STATE OF Oregon

SS.

June 18

19 98

COUNTY OF Klamath

Personally appeared the above named William A. Switzer and Vicki L.
Switzer

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT44780-MS

Return to:

LAWRENCE E. HAND

2504 Yonna

Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 18th day of June A.D., 1998
at 3:32 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 21088

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.