

AMT 44853 KJ

WARRANTY DEED

ROBERT E. SWAFFORD and SANDRA S. SWAFFORD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: HENRY A. MATTOS, AS TO AN UNDIVIDED 10% INTEREST, AND JOANN M. MATTOS, AS TO AN UNDIVIDED 90% INTEREST, AS TENANTS IN COMMON, 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 \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1021 CHERRY AVENUE, SAN JOSE, CA 95125

Dated this 2nd day of July, 19 98

Robert E. Swafford
ROBERT E. SWAFFORD

Sandra S. Swafford
SANDRA S. SWAFFORD

STATE OF OREGON

SS. JULY 2 19 98

COUNTY OF KLAMATH

Personally appeared the above named Robert E. Swafford and
Sandra S. Swafford

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Margaret A. Swafford
Notary Public for Oregon
My commission expires 12-20-98

(seal)

ESCROW NO. MT44853-KJ

Return to:
HENRY A. MATTOS, JR.
1021 CHERRY AVENUE
SAN JOSE, CA 95125

98 JUL -2 P233

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, from which the quarter corner common to Sections 32 and 33 bears North 89 degrees 34' East 1,002 feet distant; thence North 0 degrees 06' East 1,008.65 feet to the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence South 72 degrees 21' West 340.1 feet; thence South 0 degrees 06' West 907.8 feet; thence North 89 degrees 34' East 324 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 1/2 inch iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Section 32 and 33 bears South 50 degrees 01' 11" East 1,488.33 feet; thence South 00 degrees 06' West 964.93 feet to a 1/2 inch iron rod, said point also being the South line of the NE1/4 of said Section 32; thence South 69 degrees 34' 00 West 183.81 feet to a 1/2 inch iron rod; thence North 00 degrees 06' 00" East 907.80 feet more or less to a 1/2 inch iron rod on the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence North 72 degrees 21' East 193.00 feet along the said right of way line of said highway to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of July A.D., 19 98 at 2:33 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 23547.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose