

1999 JUN 25 AM 11:37

MTC 48463-KR  
WARRANTY DEED

Vol M99 Page 25039

GARY D. HURST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ANTHONY F. SWAN and JEANETTE M. RUTHERFORD, as tenants by the entirety,  
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:

Lot 1, Block 43, HOT SPRINGS 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.

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 \$ 120,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 347 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 24<sup>th</sup> day of June, 1999

Gary D. Hurst  
GARY D. HURST

STATE OF Oregon SS. June 24 19 99  
COUNTY OF Klamath

Personally appeared the above named

GARY D. HURST

and acknowledged the foregoing instrument to be this voluntary act.



(seal)

Before me:

Kristi L. Reed  
Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT48463-KR

Return to:

ANTHONY F. SWAN  
347 PACIFIC TERRACE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 6/25/99, at 11:37 a.m.  
In Vol. M99 Page 25039  
Linda Smith,  
County Clerk Fee \$30 - KR