

200 SEP 18 PM 3:33

MT52124-LW
WARRANTY DEED

Vol MOO Page 34098

KENNETH DWIGHT SWANSON AND JODY DALE GODING, EACH AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON.,

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

M&M ENTERPRISES, A PARTNERSHIP,

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

3809-029DC-05700-000

369862

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 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 834 Klamath Falls, OR 97601

Dated this 15th day of September 2000.


KENNETH DWIGHT SWANSON


JODY DALE GODING

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 12, 2000 by KENNETH DWIGHT SWANSON AND JODY DALE GODING.


(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT52124-LW

Return to:

M&M ENTERPRISES, A PARTNERSHIP

P.O. Box 834

Klamath Falls, OR
97601



EXHIBIT "A"
LEGAL DESCRIPTION

The Southeasterly 50 feet of Lot 7, and that portion of Lots 8 and 9 in Block 58, NICHOLS ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Easterly boundary of the said Lot 9 of Block 58, 19.11 feet Southerly from the Northeasterly corner of said Lot 9, and running thence Westerly at right angles to East Street 83.06 feet; thence Southwesterly at right angles to Twelfth Street, 64.06 feet, more or less to a point in the Southwesterly boundary of the said Lot 8; thence Northwesterly along the said Southwesterly boundary of said Lot 8 to the most Westerly corner of said Lot; thence Northeasterly along the line between Lots 7 and 8 to the intersection thereof with the Southwesterly line of Twelfth Street; thence Southeasterly along said Southwesterly line of Twelfth Street to its intersection with the West line of East Street; thence South along said West line of East Street, 19.11 feet to the point of beginning, all in Block 58, NICHOLS ADDITION TO KLAMATH FALLS, OREGON.

State of Oregon, County of Klamath
Recorded 09/18/00, at 3:33 p. m.
In Vol. M00 Page 34098
Linda Smith,
County Clerk Fee \$ 26⁰⁰