



MTZ 59853-KR

Vol M03 Page 06977

State of Oregon, County of Klamath  
 Recorded 02/04/2003 3:51 p m.  
 THIS SPACE Vol M03 Pg 06977  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

After recording return to:

DAVID A. FOX

General Delivery

Merrill, OR 97633

Until a change is requested all  
 tax statements shall be sent to  
 The following address:

DAVID A. FOX

General Delivery

Merrill, OR 97633

Escrow No. MT59853-KR

### WARRANTY DEED

DAVID BURT SWINGLE and DENISE ANN SWINGLE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 DAVID A. FOX and KATHLEEN M. FOX, 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 in Block 2, TRACT 1218, DODDS HOLLOW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

RESERVING UNTO THE GRANTORS NAMED HEREIN A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 30 FEET OF THE REAL PROPERTY DESCRIBED HEREIN TO BENEFIT THE PROPERTY ADJACENT TO THE NORTH WHICH THE GRANTORS INTEND TO ACQUIRE. IN THE EVENT THE GRANTORS HEREIN DO NOT ACQUIRE THE PROPERTY ADJACENT TO THE NORTH, THIS EASEMENT WILL BE NULL AND VOID.

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:  
 Trust Deed recorded on February 19, 1997 in Volume M97, page 4970, Microfilm Records of Klamath County, Oregon in favor of Neville Hensell & Norris Hensell, husband and wife, as Beneficiary which the above named Grantees DO NOT agree to assume nor pay. The above named Grantors hereby agree to hold the Grantees harmless therefrom

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.

The true and actual consideration for this conveyance is \$99,000.00.

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.

Dated this 31st day of January, 2003.

DAVID BURT SWINGLE

DENISE ANN SWINGLE

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on January 31, 2003 by DAVID BURT SWINGLE and DENISE ANN SWINGLE.



(Notary Public for Oregon)  
 My commission expires 11/16/2003