



MTZ- 61482 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRET DOUGHERTY4324 BARRY AVENUEKLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 08/07/2003

3:47 p.m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

BRET DOUGHERTY4324 BARRY AVENUEKLAMATH FALLS, OR 97603

Escrow No. MT61482-TM

WARRANTY DEED

HERBERT A. SWAIN and DOROTHY E. SWAIN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to BRET DOUGHERTY and SHARON DOUGHERTY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$82,875.00.

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 5th day of August, 2003.

HERBERT A. SWAIN

DOROTHY E. SWAIN

State of Oregon
County of

This instrument was acknowledged before me on August 5 2003 by HERBERT A. SWAIN and DOROTHY E. SWAIN.

(Notary Public for Oregon)

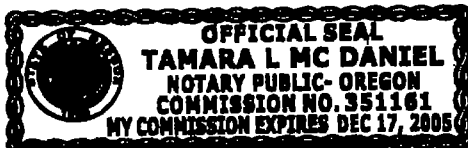
My commission expires 12/17/05

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16 of TONATEE HOMES, also the vacated portion of Lot 16 of Tonatee Homes, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Barry Avenue which lies 75.0 feet East of the Northwest corner of said Lot 16; thence continuing East 10.0 feet to an iron pin; thence South $0^{\circ} 21'$ East, a distance of 120.0 feet to an iron pin; thence South $0^{\circ} 21'$ East, a distance of 120.0 feet to an iron pin; thence West a distance of 10.0 feet to a point; thence North $0^{\circ} 21'$ West a distance of 120.0 feet to the point of beginning; said parcel of land being in the South half of the Southwest quarter of the Southwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.