



After recording return to:  
Beverly J. Swager  
PO Box 1855, 15430 Pine Court

Until a change is requested all tax statements  
shall be sent to the following address:  
Beverly J. Swager  
PO Box 1855, 15430 Pine Court

File No.: 7064-585618 (RJB)  
Date: May 13, 2005

THIS SP State of Oregon, County of Klamath  
Recorded 06/21/05 3:20 P m  
Vol M05 Pg 46513-14  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**James M. Hoover**, Grantor, conveys and warrants to **Beverly J. Swager**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**All that portion of the NW 1/4 SW 1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, lying Easterly of the Great Northern Railway right of way, EXCEPTING THEREFROM the Northerly 40 feet as reserved in Volume M68, page 7608, Deed records of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$280,000.00**. (Here comply with requirements of ORS 93.030)

*Handwritten signature/initials*

46514

APN: R137293

Statutory Warranty Deed  
- continued

File No.: 7064-585618 (RJB)  
Date: 05/13/2005

Dated this 15 day of June, 20 05.

James M. Hoover  
James M. Hoover

STATE OF Oregon )  
Deschutes ) ss.  
County of ~~Klamath~~ )

This instrument was acknowledged before me on this 15 day of June, 20 05  
by **James M. Hoover**.

[Signature]  
Notary Public for Oregon  
My commission expires: 3/12/06

