

05 JUN 21 PM3:40

MTZ-09559

Vol M05 Page 46587

State of Oregon, County of Klamath  
Recorded 06/21/05 3:40 p m  
Vol M05 Pg 46587-88  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## WARRANTY DEED -- STATUTORY FORM

CHARLENE L. HOOVER and MELVIN R. JEFFERS, Grantor,

conveys and warrants to

MATTHEW D. SWARTZ and MARIE E. SWARTZ, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT "A" ATTACHED

Tax Account No(s): R148986

Map/Tax Lot No(s): TWP24,R8,BLK SEC25,TN2

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$30,000.00 .

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 20 day of June, 2005.

Charlene L. Hoover  
CHARLENE L. HOOVER

Melvin R. Jeffers  
MELVIN R. JEFFERS

STATE OF OREGON, COUNTY OF KLAMATH ) SS.

This instrument was acknowledged before me on June 20, 2005 by CHARLENE L. HOOVER and MELVIN R. JEFFERS.

Kellie Creasey  
(Notary Public for Oregon)

My commission expires 9.24.05

After recording return to:  
WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY  
497 OAKWAY ROAD, SUITE 340  
EUGENE, OR 97401

Until a change is requested all tax statements shall be sent to the following address:  
MATTHEW SWARTZ AND MARIE SWARTZ  
430 KOURT DRIVE  
EUGENE, OR 97404

TITLE NO. 50-0189705  
ESCROW NO. 50-0189705



260 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The E1/2 NW1/4 SW1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM the South 2 acres thereof conveyed to W.C. and Edythe McGlothern by Deed recorded November 18, 1974 in Volume M74, page 4819, Microfilm Records of Klamath County, Oregon; AND EXCEPTING THEREFROM the North 1 acre of the South 3 acres thereof as conveyed to Judy and Douglas E. Bolling by Deed recorded November 13, 1981 in Volume M81, page 19833, Microfilm Records of Klamath County, Oregon.

Tax Account No: 2408-025C0-03700-000

Key No: 148986