

**M05-67925**

Klamath County, Oregon

10/31/2005 03:36:07 PM

Pages 1 Fee: \$21.00

After Recording Return to:

**VICKI L SWAFFORD**

10030 McGuire Ave  
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**VICKI L SWAFFORD**

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

ATE-62201 MS

**STEVEN M. FERRIER**, herein called grantor, convey(s) to **VICKI L SWAFFORD**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**UNIT 10030, Tract No. 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 164 MAP 3909-03400 TL 70056 KEY# 887736**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$131,000.00**.  
(here comply with the requirements of ORS 93.930)

**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 **October 27, 2005**.

  
**STEVEN M. FERRIER**


STATE OF OREGON, County of \_\_\_\_\_ ) ss.

On 10/28/05, 2005 personally appeared the above named **STEVEN M. FERRIER** and acknowledged the foregoing instrument to be HIS voluntary act and deed.

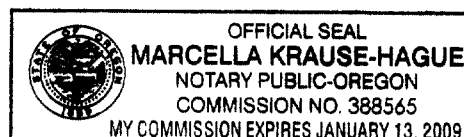
This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: **00062201**

Before me:   
Notary Public for Oregon  
My commission expires: January 13, 2009

Official Seal



\$21-A