

2008-001368

Klamath County, Oregon



00039457200800013680030032

02/04/2008 09:29:11 AM

Fee: \$31.00

Please Continue to send
tax statements to:
Clarence W. SWAIN II
734 EL SUR AVE.
Salinas, CA 93906

Reserved for Deed Records Use

WARRANTY DEED

By this instrument, DAVID E. LAHEY, married, of P.O. BOX 1075, DARBY, MONTANA 59829, (the "Grantor"), conveys and warrants to CLARENCE W. SWAIN II, married, of 734 EL SUR AVE., SALINAS, CA 93906, GREGORY ATKINSON, not married, of 3350 DEL MONTE BLVD., APT. C-10, MARINA, CA 93933, and MARY ATKINSON, not married, of 19355 OAK RIDGE DRIVE, AROMAS, CA 95004, (collectively the "Grantee") all right, title and interest in and to the following described real property situated in KLAMATH FALLS County, Oregon:
SEE ATTACHMENT "A".

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$9,000.00, the receipt and sufficiency of which is hereby acknowledged.

Dated this 14 day of January, 2008.

GRANTOR

David E. Lahey
DAVID E. LAHEY

Signed, Sealed and Delivered
In the Presence of:

Sign: Jody Smith
Name: Jody Smith
SPOUSAL RIGHTS

Sign: Christina M. Palin
Name: Christina M. Palin

I, Kathy Lahey of Darby Montana, spouse of DAVID E. LAHEY, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Kathy Lahey

Grantor Acknowledgment

STATE OF MONTANA

COUNTY OF Rawalli

On the 14th day of January, 2008, before me, a Notary Public for the State of Montana, personally appeared DAVID E. LAHEY, personally known to me or proven on the basis of satisfactory evidence to be the Grantor, who lawfully executed the foregoing warranty deed as a free and voluntary act.

IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year first above written.

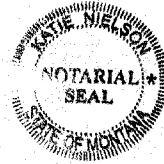
Katie Nielson (seal)

Notary Public for the State of Montana

County of Rawalli

Name: Katie Nielson

Residing at: Darby, Montana



My commission expires: Aug 1, 2010

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.

After recording return to:

CLARENCE SWAIN

734 EL SUR AVE., SALINAS, CA 93906

KNOW ALL MEN BY THESE PRESENTS, That

FRANCES M. ZILE

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by DAVID E. LAHEY (a single person)

hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

S 1/2 of NE 1/4 of NW 1/4, Section 13, Township 37
Range 4 East of the Willamette Meridian, Klamath
County, Oregon

and covenant that grantor is the owner of the above described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; rights
of the public in and to any portion of said premises lying within
the limits of roads and highways; SUBJECT TO: a 30 foot easement
for roadway purposes along the exterior boundaries of the above-
described property for the use and benefit of adjoining property
owners; 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 \$6,000.00.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13th day of September, 1974.

Frances M. Zile

California

STATE OF OREGON, County of Alameda ss.

September 13, 1974

Personally appeared the above named FRANCES M. ZILE

and acknowledged the foregoing instrument to be a voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Ruth L. Seavey

Notary Public for OREGON California

My commission expires August 1, 1978

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

FRANCES M. ZILE

TO

DAVID E. LAHEY

AFTER RECORDING RETURN TO

FRANCES M. ZILE
3645 Grand Ave. #102
Oakland, Ca. 94610

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
25th day of SEPTEMBER, 1974,

at 12:36 o'clock P.M., and recorded
in book M-74 on page 12625

Record of Deeds of said County.

Witness my hand and seal of
County, affixed.

WM. D. MILNE

COUNTY CLERK

Title.

Deputy.

FEE \$2.00