

2019-004391

Klamath County, Oregon



00239371201900043910010013

04/25/2019 09:38:19 AM

Fee: \$82.00

WARRANTY DEED

Linda D. Swanson-Vogler, n.k.a. Linda D. Swanson
35165 Balboa Place SE, Albany, Oregon 97322

- GRANTOR

Craig K. Swenson and Linda Diane Swanson
35165 Balboa Place SE, Albany, Oregon 97322

- GRANTEES

After recording return to:

Denise Soto, Attorney at Law,
939 Elm Street SW, PO Box 1045
Albany, OR 97321

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

Linda Diane Swanson and Craig K. Swenson
35165 Balboa Place SE, Albany, Oregon 97322

WARRANTY DEED

Linda D. Swanson-Vogler, n.k.a. Linda D. Swanson, Grantor, conveys and warrants to Linda Diane Swanson and Craig K. Swenson, husband and wife, as tenants by the entirety, Grantees, the following-described real property situated in Klamath County, State of Oregon, (commonly known as the Klamath County Cabin).

The E½ W½ N½ NW¼ NE¼ Section 4, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to all easements, restrictions, and covenants herein and all other matters of record.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is other than monetary (estate planning purposes).

DATED: April 18, 2019.

Linda Diane Swanson

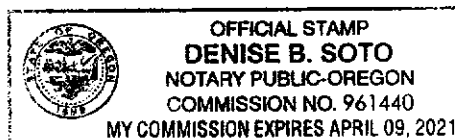
STATE OF OREGON)
) ss.
COUNTY OF LINN)

The foregoing instrument was acknowledged before me on April 18, 2019 by Linda Diane Swanson.

Notary Public for Oregon

My Commission Expires: 4/9/2021

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



WARRANTY DEED