



01/22/2020 09:35:45 AM

Fee: \$87.00

FORM N-633-WARRANTY DEED (Individual or Cor

ST NS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That ANNA MOHAMED, now known as ANNA PETRUSIK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY SWANSON, 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, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A"

[IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE]

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

Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful 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 \$ 24,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of March, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Blair M. Henderson, attorney in fact for ANNA MOHAMED, now known as ANNA PETRUSIK

STATE OF OREGON, } ss.
County of Klamath
March 23, 1978

STATE OF OREGON, County of } ss.
19

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Blair M. Henderson, attny. for ANNA MOHAMED now known as ANNA PETRUSIK

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

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-23-82

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ANNA PETRUSIK
c/o Blair M. Henderson
426 Main St., Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

GARY SWANSON
3004 Boardman
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

GARY SWANSON
3004 Boardman
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

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

GARY SWANSON
3004 Boardman
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
By Deputy

EXHIBIT "A"

DESCRIPTION:

Lot 2, in Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. Reservations, restrictions and easements as contained in Deed recorded April 19, 1929, Deed Volume 85, Page 573, Nassau Co. to Albert Santori et us, to wit:

"rights-of-way, if any, heretofore conveyed to the United States for canals, ditches or laterals for irrigation or drainage and maintenance charges or liens for water or drainage of the Klamath Irrigation District. The right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines of the above-described property."