

KNOW ALL MEN BY THESE PRESENTS, That James Anderson, Jr. and
Florence E. Anderson, husband and wife

to grantor paid by **Jack C. Snyder**, hereinafter called the grantor, for the consideration hereinafter stated,

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:

Beginning at the intersection of the Easterly boundary of the old DallesCalifornia Highway with the South line of said Section 19 and running thence Northwesterly along the Easterly boundary of said highway 290.0 feet, more or less, to its intersection with the most Southerly corner of a certain tract of land described in Deed Volume 330 at page 419; thence Northeasterly along the Southerly line of said tract 330.0 feet, more or less, to the most Easterly corner of that certain tract heretofore conveyed to the Williamson River Church; thence Easterly down the center line of a certain dirt roadway approximately 20 feet in width, now in existence upon said lands, to the most Easterly terminus of said roadway and running thence on a prolongation Easterly of the last course of said 20 foot roadway to its intersection with the Williamson River at its ordinary low (for continuation of this deed see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

and that grantor will warrant and forever defend the above granted 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 \$21,500.00

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 1 day of March 1974

CALIFORNIA
STATE OF OREGON, County of EL Dorado) ss. March 1, 1974
Personally appeared the above named James Anderson, Jr. and
Florence E. Anderson

and acknowledged the foregoing instrument to be **their** voluntary act and deed.

(OFFICIAL SEAL) FL. BOARD OF CALIFORNIA
MY COMMISSION EXPIRES NOV. 27, 1974

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

TO

AFTER RECORDING RETURN TO

Mr. Jack C Snyder
234 Dale Street West
Anaheim, California
92805

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

SS

County of ss.
I certify that the within instru-
ment was received for record on the
..... day of, 19.....,
at o'clock M., and recorded
in book on page or as
file number, Record of
Deeds of said County.
Witness my hand and seal of
County affixed

..... Title
By Deputy

water mark; thence Southerly along the ordinary low water mark on the Westerly edge of the Williamson River 665.0 feet, more or less, to its intersection with the South line of said Section 19; thence West along the South line of said Section 385.0 feet, more or less, to the point of beginning; all being a portion of Government Lot 31 of Section 19, Township 35 South of Range 7 East of the Willamette Meridian.

Subject, however, to the following:

1. Taxes for the year 1973-74 payable in the amount of \$206.20, plus interest.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Williamson River.
4. Subject to the unrecorded Contract of Sale, dated October 22, 1970, between Arthur A. Montgomery and Mary Montgomery, husband and wife, as Vendors, and James Anderson, Jr. and Florence E. Anderson, husband and wife, as Vendees, which said unrecorded Contract of Sale Vendee assumes and agrees to pay according to the conditions and terms of said Contract of Sale, Escrow No. 2409 to First Federal Savings and Loan Association, the present principal balance of which is \$ 12,038.67.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at Clatsop County, Oregon, on this 11th day of July, 1976, A.D. 1976.

July recorded in Vol. 1176, of _____, on Page 403

W.D. MILNE, County Clerk

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