

12391

WARRANTY DEED

38-10414
Vol. 74 Page 48.5KNOW ALL MEN BY THESE PRESENTS, That
JACK C. SNYDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LOEL N. VINCENT and DOROTHY L. VINCENT, husband and wife, 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:

Beginning at the intersection of the Easterly boundary of the old Dalles-California 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 water mark; thence Southerly along the ordinary low (for continuation of this deed see reverse side)

(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 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 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 \$ 29,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @ and # is not applicable, should be deleted. See O.R.S. 92.030.)~~

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 day of October, 1974; 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)

JACK C. SNYDER

CALIFORNIA
STATE OF OREGON
County of Grant
October 14th 1974

Personally appeared the above named
Jack C. Snyder

and acknowledged the foregoing instru-
his voluntary act and deed.

Before me:
Ruth M. Carter

Notary Public for ~~State~~ California
My commission expires 12-22-1975

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, 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 _____

_____ 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 be-
half 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: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

Jack C. Snyder
234 Date Street West
Anaheim, California 92805
GRANTOR'S NAME AND ADDRESS

Loel N. Vincent & Dorothy L. Vincent
Rt. 3, Box 1040
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Loel N. Vincent
Star Route 1 Box 80
Chiloquin Oregon 97624
NAME, ADDRESS, ZIP

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

Department of Veteran's Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____

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/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

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. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. 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.
3. The right, title and interest of James Anderson, Jr. and Florence E. Anderson in an unrecorded contract as disclosed by prior issuance of title insurance which seller covenants and agrees to pay and hold buyer harmless from any liability thereon and grantee will not assume and pay.

FILE OF ORIGINAL CONTRACT IN PLAINTEXT; ss.

Filed for record at _____, Oregon, this _____ day of _____, 19____.

Witness my hand and seal of office this _____ day of _____, 19____.

Duly recorded in Vol. 2, 76, of _____, on page 1203.

W. D. Miller, County Clerk.

By *Harold G. Gage*