

1-1-74

SPECIAL WARRANTY DEED

Vol 17 Page 8606

29712

KNOW ALL MEN BY THESE PRESENTS, That  
 Certified Mortgage Company, an Oregon Corporation, hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
 William S. Snyder  
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
 of Klamath, State of Oregon, described as follows, to-wit:

The following described property situate in Klamath County, Oregon; Portion of Lot  
 1, Section 32, Township 38 South, Range 9 E.W.M., described as follows: All of  
 that portion of said Lot 1, Section 32, lying Southwesterly from the most  
 Southwesterly line of Block 4, and the most Southwesterly line of Seymour Avenue  
 of said Riverside Addition, and lying West of the Westerly line of Armour Avenue  
 and Westerly line of said avenue extended Southerly. Also all of that portion of  
 said Lot 1, Section 32, lying Southerly from the most Southerly line of Bridge  
 Street (West Main) of said Riverside Addition, and Easterly of the most Westerly  
 line of Armour Avenue extended Southerly and West of the Westerly line of Block 14  
 extended Southerly, Riverside Addition, according to the official plat thereof on  
 file in the office of the County Clerk of Klamath County, Oregon.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
 that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
 rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
 claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

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 @, 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 17th day of May, 1977;  
 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.

CERTIFIED MORTGAGE COMPANY

BY: Richard H. Marlatt  
 President

STATE OF OREGON,

County of \_\_\_\_\_ } ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instru-  
 ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Klamath \_\_\_\_\_ ) ss.

May 17, 1977  
 Personally appeared Richard H. Marlatt

\_\_\_\_\_ who, being duly sworn,  
 did say that the former is the president of \_\_\_\_\_  
 \_\_\_\_\_ of Certified

Mortgage Company \_\_\_\_\_ 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:

Notary Public for Oregon

My commission expires: 11-9-79

Certified Mortgage Company  
 928 Klamath Avenue  
 Klamath Falls, OR 97601  
 GRANTOR'S NAME AND ADDRESS

William S. Snyder  
 3247 Laverne Avenue  
 Klamath Falls, OR 97601  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Company  
 928 Klamath Ave.  
 Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

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

William S. Snyder  
 3247 Laverne Ave.  
 City  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of Klamath \_\_\_\_\_ ) ss.

I certify that the within instru-  
 ment was received for record on the  
 17th day of MAY, 1977,  
 at 3:31 o'clock P.M., and recorded  
 in book M77 on page 8606 or as  
 file/reel number 29712

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

W. D. MILNE

Recording Officer

By Harold Hays Deputy

FEE \$ 3.00