

1967/50

FORM No. 633—WARRANTY DEED.

STEVENS-NESS LAW PUB. CO. PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That THEODORE R. BEGUIN, a single man

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH D. SNYDER and LEILANI C. SNYDER, husband and wife, an undivided two-thirds interest and ARVID F. FORSYTH and BARBARA K. FORSYTH, husband and wife, an undivided one-third interest, 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: The E 1/2 SW 1/4 and W 1/2 SE 1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Poe Valley Improvement District, and regulations, contracts, easements, and water and irrigation rights in connection therewith. (2) Rights of the public in and to any portion of said premises lying within the limits of public roads and highways. (3) Reservations of all gas, oil and minerals together with the right of entry for prospecting and removal thereof as well as an agreement to compensate owners for any reasonable damage incurred through prospecting and removal as more fully set forth in deed recorded February 23, 1965 in Volume 359 at page 471.

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 shown above

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 \$34,000.00

In construing this deed and where the context so requires, the singular includes the plural
WITNESS grantor's hand this 31st day of December, 1968

Theodore R. Beguin

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Theodore R. Beguin, a single man, January 3, 1969

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

(OFFICIAL SEAL)

Before me: Andrew A. Silvani
Notary Public for Oregon
My commission expires March 13, 1970

NOTE—The sentence between the symbols Ⓢ, 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

TA-Branch

DO NOT USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 30th day of AUGUST, 1978, at 3:40 o'clock P.M., and recorded in book M78 on page 19255 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By: [Signature] Deputy.

\$ 3.00