

1-1-74

68855

WARRANTY DEED

Vol. 179 Page 13776



KNOW ALL MEN BY THESE PRESENTS, That Bert R. Snyder and Helen V. Snyder, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jon K. Wade, 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:

Lots 72 and 73, ODESSA SUMMER HOME SITES, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : January 25, 1924
Recorded : February 15, 1924 Book: 63 Page: 459
In Favor of : The California Oregon Power Company
For : Transmission and distribution of electricity.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Odessa Summer Home Sites.

(For continuation of this document, see reverse side of this deed.)

(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 \$ 41,600.00

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 Ⓢ, 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 11 day of June, 1979; 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)

Bert R. Snyder

Helen V. Snyder

STATE OF OREGON,

County of Klamath

June 11, 1979

Personally appeared the above named Bert R. Snyder and Helen V. Snyder, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-3-83

STATE OF OREGON, County of) ss.

Personally appeared

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

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.

By

Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
First National Bank of Oregon
Real Estate Loan Division
P. O. Box 1005
Klamath Falls, Oregon 97601

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

Jon K. Wade
Eugene, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

3. Covenants, easements and restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin, imposed by
instrument, including the terms thereof,
Recorded : January 8, 1959 Book: 308 Page: 401

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 12th day of June A. D. 1979 at 10:37 o'clock A. M., or

filed recorded in Vol. 470, of Deeds on Page 13776

Wm D. MILNE, County Clerk

By Bernard H. Hetcher

Fee \$6.00