

## MOUNTAIN TITLE COMPANY

93208

WARRANTY DEED

MTC Vol. 1180 Page 23256

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY MARIE SNEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY MARIE SNEED, 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:

## PARCEL A

A parcel of land situate in the Northeast quarter of the Southeast quarter of Section 3, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at the cased monument at the one quarter Section corner common to Sections 2 and 3, Township 39 South, Range 9 East, of the Willamette Meridian, in Klamath County, Oregon; thence South 1° 14' East 55.03 feet to a point on the Southerly right of way line of South Sixth Street; thence following said Southerly right of way line of South Sixth Street, South 89° 14' West 443.75 feet and South 89° 43' 55" West 100.25 feet to a railroad spike set in the pavement and the True Point of Beginning of this description; thence South 1° 14' East 137.87 feet to an iron pin; thence South 89° 14' West 36.0 feet to a point; thence North 1° 14' West 138.62 feet to a point on the Southerly right of way line of South Sixth Street; thence around a 0.9951 degree curve to the left, the long chord of which bears South 89° 35' 25" East 36.0 feet, a distance of 36.0 feet, more or less, to the True Point of Beginning.

TOGETHER WITH an easement for ingress and egress and parking purposes over that "Common Area" being a strip of land 44.0 feet in width and 137 feet, more or less in length adjoining the East line of the herein described property and being Easterly thereof.

ALSO TOGETHER WITH the right of access to the sanitary sewer for construction, reconstruction, operation and maintenance.

~~averages shall be applied to make the provisions hereof apply equally to corporations and to individuals.~~

In Witness Whereof, the grantor has executed this instrument this 28 day of November, 1980; 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.

*X Dorothy Marie Sneed*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Jackson } ss.  
November 28, 1980.

Personally appeared the above named  
Dorothy Marie Sneed.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/5/84

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 28, 1980.

Personally appeared \_\_\_\_\_ 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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, return to:

*Dorothy Sneed*  
*635 2nd Way*  
*Donland, OR 97520*  
NAME, ADDRESS, ZIP

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

Sneed  
Of Record

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of December, 1980, at 3:18 o'clock P. M., and recorded in book M-80 on page 23256 or as file/reel number 93208.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne - Co. Clerk  
By *Jaqueline M. Milne* Recording Officer  
Deputy

Fee \$7.00

MOUNTAIN TITLE COMPANY

SEE ATTACHED DESCRIPTION

23257

\* Recorded for the purpose of lot line adjustment.

(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 excepting all rights of way and/ or easements of record or apparent on the premises.

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 \$ none

Ⓢ 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 28 day of November, 1980; 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.

*X Dorothy Marie Sneed*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Jackson ) ss.  
November 28, 1980

Personally appeared the above named  
Dorothy Marie Sneed

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 1/5/84

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 28, 1980

Personally appeared \_\_\_\_\_ 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 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Dorothy Sneed*  
*1035 1st Way*  
*Amidon, OR 97520*  
NAME, ADDRESS, ZIP

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

Sneed  
Of Record

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 1st day of December, 1980, at 3:18 o'clock P. M., and recorded in book M-80 on page 23256 or as file/reel number 93208

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - Co. Clerk  
Recording Officer  
By *James Milne* Deputy

Fee \$7.00

MOUNTAIN TITLE COMPANY